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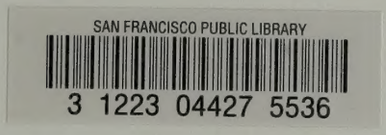

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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477 notice

MEETING NOTICE
477th Regular Meeting
Parking Authority

Thursday, January 10, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting of December 13, 1984

3. Director's Report

4. Report of Legal Counsel

5. Unfinished Business
   Resolution 977 - Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $13,739 for Parking Meter Coin Cans

   Resolution 975 - Rescinding Original Resolution and Approval of Moving Cost in the Amount of $18,228.

   Approval of Plans - Expansion of Sutter-Stockton Garage

6. New Business
   Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp. (Put over from December meeting)

   Approval of Preliminary Parking Authority Budget

   Election of Officers - Chairman and Vice Chairman

7. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - Regular Meeting

Thursday, January 10, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: David Cain, System Parking, 833 Bryant St., SF
Charles Holt, System Parking, 833 Bryant St., SF
Richard Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Dick Dole, Ellis-O'Farrell/Japan Center, 100 Pine St., SF
Ben Farlatti, St. Mary's Square Garage, 2000 Van Ness, SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Paul Newman, 244 Kearny St., SF
M. L. Pachas, Flying Dutchman, SF
John Madden, Controller's Office, City Hall, SF

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of December 13, 1984 adopted as presented.

Approval of Anthony Reilly to Board of Directors of Civic Plaza Parking Corp.
Item taken out of order and after short discussion, unanimously approved.

3. Director's Report
Mission-Bartlett: Construction has come to complete halt. One of the conditions of the agreement was that temporary shoring plans be reviewed by Bureau of Engineering and that $5,000 was coming to pay for that review. Check arrived last Friday. However, plans were not certified by civil engineer. Developer has no civil engineer. Therefore, instead of cement pour starting on Tuesday, it is now

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on hold and will remain that way until they have a civil engineer to certify shoring drawings.

Moscone commercial spaces were leased, only to find that in original plans there were no utilies provided. We have now gotten water in and will meet with Tim Leonoudakis and the two lessees next week to make arrangements for them to tie in to the existing electricity and pay a pro rata share. We cannot separate meters at this point. Switchboard must be ordered which will take 12-14 weeks. To Chairman's question, Director stated that during the time of design there was some doubt as to whether bond issue would be sufficient and it was decided to put commercial in later. It was, in fact, found that when bills were all paid there was only $250,000 left. Director does not feel this was a design defect, and the decision to wait because of possible cash shortage was proper, as shown by balance of funds remaining.

Performing Arts commercial space design has been approved by Art Commission and plans are now at Bureau of Building Inspection. Mr. Robert Levy has been asked to give every consideration to expediting plan check. It is hoped construction will start end of February, and look for completion by end of June.

Director asked Jim Shea of Mayor's Office of Housing and Community Development to report on problem of rain saturated ground at 16th & Hoff. Mr. Shea stated that because of this, construction has not been able to proceed. He stated that agreements between Mission Housing and State, who is the funding source, and general contractor, contain a provision that project can be done in phases if, in fact, the air rights portion is not ready for the housing to go forward. This comes into play by the date for the topping out of the Mission Housing portion, when the sponsor will have to pay the general contractor somewhere in the neighborhood of $80,000 plus expenses, depending on time it takes to complete housing. Architect was looking at alternatives as to how to move construction forward on the Parking Authority site, given condition of soil. Most feasible solution is to remove saturated soil and first excavate and pour concrete at locations where footings will go; bring in new soil and compact it. This would only make sense if, in doing so, the general contractor took the risk of any additional weather delays or weather damage done to the soil. There have been instances where new soil has been brought in and rain again damaged the new soil, making it all a waste of effort. Insurance against that is excavating at the footing sites and pouring concrete immediately. The architect will look at this. He feels it will cost $30,000-$50,000 to bring in new soil, probably closer to $30,000. There will be another $5,000-$7,000 cost for excavating and pouring. Architect will come back with recommendation. From housing point of view, alternative is to wait until soil dries out, which may take 3-4 months, which will trigger costs in excess of $80,000 to the housing. State does not have additional funding, so they will fall on contingency to extent that it is still available, or the City. It appears that it may be wiser, if contractor will accept responsibility for future damage, to go with bringing in new soil. To do that they will be asking Parking Authority to agree to change order on its contract with general contractor to permit that to happen; then funding out of contingency and going forward on that basis. Will also ask to fund some portion based on delays and loss of anticipated revenue. Mr. Wong advised that, to the extent this affects the revenue, believes Parking Authority can participate to protect that revenue. Money spent should not exceed expected revenue, which amounts to approximately $1,100 monthly.

4. Report of Legal Counsel

Mr. Wong reported that the dispute with bonding company and Controller's office has finally been resolved. He has been furnished a stop notice bond by St. Paul Fire & Marine on the Performing Arts Garage and this closes out the books with the contractor and bonding company on that project. He has been getting calls from three adjoining property owners whose backyards were damaged during construction. According to agreement with bonding company, bonding company will take care of all damages, but to date this has not been resolved or damages corrected. Chairman stated Mr. Wong did very good job on this settlement.

Mr. Wong stated he and Jim Cheng are analyzing the problems with the Performing Arts Garage on the part of the design. They are going through each and every change order to find whether there was an error or an ommission. They are writing a narrative for each change order, which will be presented to Mr. King and the Authority to determine whether we should proceed with a lawsuit.

5. Unfinished Business

Resolution 977 - Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $13,739 for Parking Meter Coin Cans

Mr. King informed that an additional request, dated January 9, has been received from Department of Electricity for an additional 1,000 coin cans, amending total of this request to $36,655. Adopted by following vote:
Ayes: Members Short,Ergina, Louie, Muschi, Salarno

Resolution 975 - Rescinding Original Resolution and Approving Moving Cost in the Amount of $18,228

Director asked that minutes of November 8, 1984 be corrected to show cost of $15,000 for this move rather than $5,000. Adopted by following vote:
Ayes: Members Short, Ergina, Louie, Muschi, Salarno

Approval of Plans - Expansion of Sutter-Stockton Garage

Unanimously approved.

6. New Business

Approval of Preliminary Parking Authority Budget

Unanimously approved. It is to be noted that the more than 50% increase in Parking Authority portion of budget is due to police services.

Election of Officers - Chairman and Vice Chairman

Member Muschi stated that in the years since Mr. John Patrick Short has taken over, we have accomplished more than ever. He nominated Mr. Short as Chairman of the Parking Authority. Nomination was seconded by Member Salarno. Vote was unanimously in favor.

Member Louie then nominated Member Muschi as Vice Chairman, seconded by Member Salarno. Vote was unanimously in favor.

Member Muschi stated it has been a pleasure to serve with Member Ergina and would try to live up to his standards, adding that he should be commended for his work and stamina in helping Chairman Short.

Chairman stated he would like to start this year by saying the attendance of this commission has been spectacular. Often other commissions cannot get a quorum and a commission is only as good as its weakest member, and we have no weak members. He thanked everyone for their time and effort. Feels Parking Authority commissioners are best in the whole City.

7. Adjournment
Meeting adjourned at 2:55 PM.

Respectfully submitted,

Ray King
Director

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FILE IN OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
~~488th~~ Regular Meeting
Parking Authority

Thursday, February 14, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting January 10, 1985

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Approval of Procedure for Financing Improvements to Civic Center Plaza Garage

   Resolution 978 - Recommend Award of Vallejo Street Garage Lease to Metropolitan Parking Corp.

   Architect's Contract - Lombard Street Garage

7. New Business
   Lease Modification for Moscone Center Garage re Hours of Operation

   Request from San Francisco Parking Company to Install Power Reducers at Moscone Center Garage

   Resolution 979 - Supplemental Appropriation from the Off-Street Parking Fund for $7,420 for Gross Receipts Tax - Japan Center Garage

   Request from Ellis-O'Farrell Parking Corp. dated January 18, 1985 to Install 357 Power Reducing Light Fixtures at a cost of $15,674 - Ellis-O'Farrell Garage

   Resolution 980 - Testimonial for Dr. Amancio G. Ergina

   Parking Authority will go into Executive Session regarding pending litigation

8. Adjournment

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PARKING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, February 14, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Dr. Amancio G. Ergina
Mr. Francis H. Louie
Mr. Achille H. Muschi

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Charles Holt, System Parking, 833 Bryant St., SF
David Cain, System Parking, 833 Bryant St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Bob Baker, Metropark, SF
Dave Collins, Pansini Corp., SF
E. Porcher Hester, 111 Pine St., SF
Richard Stein, Allied Auto Parks, Inc., SF
Tim Leonoudakis, San Francisco Parking, 923 Folsom St., SF

ABSENT Mr. Michael S. Salarno

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of January 10, 1985 adopted as presented.

3. Commissioners' Questions and Matters
To Chairman's question, Director replied that art work at Moscone Garage will be in place in approximately 3 weeks. Art work at Performing Arts Garage should be in place by next meeting.

4. Director's Report
Director reported that work at Mission-Bartlett is again progressing and lower deck has been shored in anticipation of pour of second deck. Bottom deck should be open by end of next month.

Director also reported public hearings will be held regarding lot at 7th and Judah. Have gotten quotes from DPW indicating cost to be about $56,000 to break entrance, light, surface, etc.

Formal response from Traffic Engineers regarding rate increases at garages is almost ready to come back and will probably indicate a substantial increase in area above 3 hours, since it is City policy to discriminate against long-term parking. Chairman asked that when that survey comes back, date contract was awarded be indicated on each.

Mr. King stated that all garages get electricity from PG&E. However, on City-owned property it is possible to provide that electricity through Dept. of Light, Heat & Power, who basically charges same rate as PG&E, but cost of electricity is about 30% of charge. By changing over, bills for all garages would come to the Parking Authority and we would bill garages. They would be paying same amount but City would accrue approximately 70% profit. Mr. Madden and Mr. King met with officials of Bureau of Light, Heat & Power to be sure there would be no legal ramifications. Whenever PG&E raises its rates, LHP starts the process which takes about 4 months; therefore, additional saving would be incurred by the garage operators.

5. Report of Legal Counsel

Mr. Wong stated he would report in Executive Session on pending litigation.

6. Unfinished Business

Approval of Procedure for Financing Improvements to Civic Center Plaza Garage

Mr. King referred to letter dated October 26, 1984 in which Mr. Paul Newman delineates method by which corporation can accrue enough money to proceed with work at Civic Center that the Parking Authority already approved. Request permission to cash $340,000 worth of bonds, leaving $120,000 outstanding to November 1, 1988. Mr. Newman reviewed proposal and after lengthy discussion, vote indicated members unanimously in favor.

Resolution 978 - Recommending Acceptance of Bid of Metropolitan Parking Corp. in Response to Call for Bids for Lease of Vallejo Street Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi
Absent: Member Salarno

Architect's Contract - Lombard Street Garage

Director reported he had met with Gordon Chong, Architect, and Bayard Fong of Human Rights Commission this morning. He referred to letter dated February 13 from Gordon Chong in which he stated: "Please rest assured that we support and are prepared to comply with all HRC, WBE and MBE goals. However, due to the scale and limitations of the project, it may be difficult to efficiently and effectively obtain those goals without some further increase in fees or going back to our original scope of work. We would be prepared to: 1) Undertake the work for $235,000 if the HRC will permit us to limit WBE participation to two to three percent; 2) Meet all HRC goals at a fee of $247,000 by adjusting the subconsultant roles or; 3) Going back to our original scope of work for $253,000." Option No. 1 was rejected by HRC. It was stated that Mr. Chong is,

in effect, now setting his fee at $247,000, which is $6,000 less than the original shown as #3. The figure comes to over 8% of estimated construction cost.

Director stated that from prior garages, normal construction change orders usually amount to about 5%, depending on scope of work. Therefore, at $3.6 million construction cost without contingencies and 5% utilized in construction, cost would be $3.23 million, reducing architectural cost to below 8%. There is also added into this contract something which has not existed in previous contracts: requirements for graphics. Chairman reminded that all architects had been informed that this was total design package, also reminding Mr. Chong that he had submitted an RFP booklet to the review committee in which the total estimate for architectural design was $196,000. Mr. Short stated that all architects had been questioned as to what their fee would be. No one would give a dollar amount, but estimated 5% to 6%. Mr. Short said that 6% of a $3 million job is about $180,000. He asked Mr. Chong how he justified this increased amount.

Mr. Chong stated that with reference to the initial submittal, it was made in response to the Parking Authority's RFP and prior to selection of a list of architectural finalists and prior to his direct involvement in the design. Therefore, their response was based upon the little information they had from the RFP. They had little understanding of the scope of work at that time. Subsequent to the initial submittal, Gordon Chong & Associates was selected as one of the 5 finalists and asked to do some further conceptual work. Subsequently they were selected as 1 of 2 finalists for the project. During that process they got to know more about concerns of the Authority as well as the community and other agencies. As a result they found the work effort to be more significant and for something which was other than a layered parking lot. A lot of architectural work was asked of them. Mr. Chong stated that while he appreciates the percentage that was asked of them during the interviews, to the question "what is your fee?" he replied "I don't know; what are we going to build?". Mr. Chong stated that as a rule they do not utilize a percentage of construction as a basis for their work. They bill hours for the work effort supplied - if work effort is smaller, fee is lower; if it is greater, fee is higher.

Chairman stated we are trying to get a base price for the project. Mr. Chong stated that while he realizes the Parking Authority would like to see the entire package, typical architectural and engineering services that are provided for any building include those of architecture, mechanical, electrical, structural, civil engineering services. Mr. Chong said that as they got involved with the project and began to see the level of work being requested of them, they saw areas outside the normal services (his letter of January 23). They felt work required by Traffic Engineer, graphics and lighting was excessive to what was normally required, and, in fact, Mr. Norman Karasick, City Architect, stated this work was not necessary - just keep it very simple.

Mr. King stated the Parking Authority is being asked to approve a contract which was drawn by Mr. Wong. The issue is, having selected an architect, what

are you willing to pay for his services? If $247,000 is acceptable, ask that you approve signing contract with Mr. Chong.

After further discussion, Parking Authority vote to accept the contract of Gordon H. Chong & Associates was as follows:

Ayes: Member Ergina
Noes: Members Short, Louie, Muschi
Absent: Member Salarno

7. New Business

Lease Modification for Moscone Center Garage re Hours of Operation

San Francisco Parking Co. has requested that the hours of operation be modified from the existing 24 hour requirement to 16 hours - 6 AM to 10 PM.

During lengthy discussion, Mr. David Collins of Pansini Corporation and Mr. Bob Baker of Metropark, stated they objected to this modification at this time. Matter was put over to March meeting.

Request from San Francisco Parking Co. to Install Power Reducers at Moscone Center Garage

Unanimously approved.

Resolution 979 - Supplemental Appropriation from the Off-Street Parking Fund for $7,420 for Gross Receipts Tax - Japan Center Garage

Adopted by following vote: Ayes: Members Short, Ergina, Louie, Muschi
Absent: Member Salarno

Request from Ellis-O'Farrell Parking Corp. dated January 18, 1985 to Install 357 Power Reducing Light Fixtures at a Cost of $15,674 - Ellis-O'Farrell Garage

Unanimously approved.

Member Louie left meeting at this point.

Resolution 980 - Testimonial for Dr. Amancio G. Ergina

Put over due to lack of quorum. Chairman again thanked Member Ergina for his attendance and input, stating that we will miss him.

Parking Authority recessed for Executive Session at 3:15 PM to discuss litigation and claims against various contractors and City agencies.

8. Adjournment

Meeting adjourned at 4:55 PM.

Respectfully submitted,

Ray King
Director

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OF THE CITY AND COUNTY OF SAN FRANCISCO

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558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
479th Regular Meeting
Paring Authority

Thursday, March 14, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 14, 1985

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3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

6. Unfinished Business
   Approval of Contract of Gordon Chong, Architect, for $206.742 - Lombard Street Facility

7. New Business
   Approval of Joint Working Agreement Between the Parking Authority and the Recreation and Park Commission - St. Mary's Square Garage

   Resolution 981 - Services Other Than Parking at City-Owned Garages

   Resolution 982 - Authorizing the Parking Authority Assistant Director to Attend the Institutional & Municipal Parking Congress Annual Meeting June 10 - 14, 1985 at Long Beach, California and a Seminar Conducted by the University of California on April 17, 1985

   Approval of Second Quarterly Report

8. Adjournment

PARKING AUTHORITY

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SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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ADDENDUM TO MEETING NOTICE

March 14, 1985

New Business

Request from Downtown Parking Corporation for permission to expend $20,000 for replacement of ramp lighting at the Fifth & Mission Garage.

Amendment to Graphic Design contract of Laura Hogan to increase amount by $2,300 to a total of $18,263.15.

March 11, 1985

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

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DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, March 14, 1985
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San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Benjamin Flores, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 444 Stockton St., SF
Charles Holt, System Parking, 833 Bryant St., SF
David Cain, System Parking, 833 Bryant St., SF
Bob Baker, Metropolitan Parking, 222 Sutter St., SF
John Madden, Controller's Office, 109 City Hall, SF
Richard Stein, Allied Auto Parks, 1232 Market St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Dick Dole, Ellis-O'Farrell/Japan Center, SF
Laura Hogan, Laura Hogan Design, 717 Market St., SF

ABSENT Mrs. E. Porcher Hester

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of February 14, 1985 adopted as presented.

3. Commissioners' Questions and Matters
Chairman inquired whether the art work was up at Moscone Garage. Director informed that there is a problem in that a building permit is required.

4. Director's Report
Director reported that a public hearing regarding establishment of additional off-street parking in the Excelsior district has been scheduled for April 23.

Director stated that Member Hester had raised the question of touring the garages. A tour will be scheduled the latter part of April to finish a previous tour. Member Hester will then be taken through the garages originally inspected.

Mr. Jim Shea of the Mayor's Office of Housing and Economic Development reported that there is a serious problem at 16th & Hoff due to early heavy rain, making it impossible to use existing soil, and a request for $5,000 had been

made of the Parking Authority toward curing the problem, which had been agreed to. However, it has been found that the total cost of replacing the soil will be about $47,000. The Mayor's Office of Housing is prepared to provide the difference between $5,000 and $47,000, or $42,000. Mr. Shea said they would like to get started as early as possible and would like permission from the Parking Authority to transfer the money. He stated that any further delay in beginning the work on the garage affects the housing contract, and it is more cost effective to remove the soil than wait for it to dry. Director stated that unless there is objection, he will sign change order and bring it to the Authority for ratification at the next meeting. No objection was noted.

Director stated that at next meeting he hopes to have recommendations on parking rates. He will be meeting with representatives of non-profit corporations next week. Traffic Engineers have recommended inreases up to 13% for rates above 3 hours. This is tied generally to a proposal that is planned for introduction at the Board to do something about providing additional money to the Off-Street Parking Fund for parking acquisitions.

Director reported on Mission-Bartlett, stating that at the time the Disposition and Operating Agreements came before this commission, Mr. Al Borvice committed to moving 51 stalls to the lower deck. Since that time Director has written to Mayor's Office of Housing asking for status on the changed plans for the construction of the housing. In response Mr. Borvice sent a letter with an attachment from the California Housing Finance Agency, indicating that they would not approve the change. Mr. Shea and Mr. King met with California Housing Finance and met this morning with HUD, and found that they are perfectly willing to make that change, provided security for tenants is in place. We will now prepare a letter to Mr. Borvice telling him to prepare the amendments to fulfill his commitment. Mr. Hagerty reported on the status of the construction, stating it is proceeding according to schedule. The second deck is currently closed off, and the south half of the site is being prepared for shoring activity. Beginning next Monday the south half of the bottom deck will be closed off for approximately 2 weeks as part of shoring activity. The Authority doesn't anticipate any major problems as the average daily number of vehicles parking in the structure at any one time is about 110. The Contractors have agreed not to start shoring on bottom level until Monday, April 18, in order to accommodate the patrons for this weekend's major shopping festival. Mr. King stated the merchants are aware of the time schedule and hopefully at the end of the 6 month period, with an extension which the Parking Authority agreed to grant in exhange for the 6 weeks opening during Christmas, they will be off of both decks and we will have our parking back.

5. Report of Legal Counsel - None

Chairman stated he would like a deadline set by the next meeting regarding pending lawsuits he wants filed regarding construction deficiencies at Mission-Bartlett and Performing Arts Garages.

Director stated that yesterday checks totalling $113,000 were turned over to Mr. Wong for St. Paul Fire & Marine Insurance Co., which completes the settlement on the Performing Arts Garage.

Chairman inquired as to the overpayment to R.G. Fisher, the contractors on Moscone Center Garage. Director stated this is still being investigated and he is not prepared to report at this time. However, we are in process of filing claim with bankruptcy court, since R.G. Fisher has filed for bankruptcy.

6. Unfinished Business

Approval of contract of Gordon Chong, Architect, for $206,742 - Lombard Street Facility

Director reported that, after meeting with Mr. Chong, amount of contract was reduced from $253,000 to $206,742. Mr. Chong indicates he is prepared to go forward as soon as the contract is approved by the Parking Authority and Civil Service Commission. Unanimously approved.

7. New Business

Approval of Joint Working Agreement Between the Parking Authority and the Recreation & Park Commission - St. Mary's Square Garage

Agreement has been approved by Finance Committee of Rec. & Park and recommended by them to the full commission, who will meet on March 28. Allows Parking Authority to operate garage on behalf of both agencies. Net revenue will be split on same basis as in the past - 60% to Rec. & Park, 40% to Off-Street Parking Fund. Unanimously approved.

Resolution 981 - Services Other Than Parking at City-Owned Garages

This resolution is to put on record the Parking Authority's position regarding gasoline storage tanks and ancillary services. The resolution states that gasoline tanks at City-owned garages operated by non-profit corporations are over 20 years of age and many are located under City streets and sidewalks. Under regulations of the Environmental Protection Agency, any gradual leaking from these underground tanks is the sole responsibility of the City and County of San Francisco as landlord, and may require expensive toxic cleanup if gasoline begins to leak as the tanks continue to age. Since ancillary services have declined as new automobile designs have resulted in much longer periods between oil changes and lubrication, continuance of these services should be reviewed on the basis of their financial contribution to the payment of the outstanding revenue bonds in addition to the service provided. Therefore, the Parking Authority recommends that the non-profit corporations discontinue ancillary services unless they do not result in any loss of revenue to the non-profit corporations, and that a condition of continued service, should it be economically feasible, is that there be a requirement that insurance be obtained to protect the City and County of San Francisco, as landlord, from any liability for gradual gasoline leakage from the underground tanks.

Director stated that with exception of Civic Center, he believed all tanks are under streets and sidewalks, but it doesn't matter where they are located - there is a problem. Chairman stated that Shell Oil is replacing all gas tanks at all their service facilities and unless the service is really a high money-maker, that the non-profit garages give strong consideration to not pumping gas at these facilities. Resolution 981 adopted by the following vote:

Ayes: Members Short, Louie, Muschi, Salarno
Absent: Member Hester

Resolution 982 - Authorizing the Parking Authority Assistant Director to Attend the Institutional & Municipal Parking Congress Annual Meeting June 10 - 14, 1985 at Long Beach, California, and a Seminar Conducted by the University of California on April 17, 1985

Director informed that a call had been received from Traffic Engineers requesting resolution be amended to also authorize attendance at seminar by Nelson Wong and that Parking Authority will pay for him to attend. Funds are in the

budget and available and in consideration of the help extended to the Parking Authority by the Traffic Engineers, asks that this amendment be approved. Amendment approved and resolution 982 adopted by the following vote:

Ayes: Members Short, Louie, Muschi, Salarno
Absent: Member Hester

Approval of Second Quarterly Report
Unanimously approved.

Request from Downtown Parking Corporation for Permission to Expend $20,000 for Replacement of Ramp Lighting at the Fifth & Mission Garage
Unanimously approved.

Amendment to Graphic Design Contract of Laura Hogan to Increase Amount by $2,300 to a Total of $18,263.15
Unanimously approved.

8. Adjournment
Meeting adjourned at 2:35 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
480th Regular Meeting
Parking Authority

Thursday, April 11, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting March 14, 1985

3. Commissioners' Questions and Matters

4. Director's Report

5. Report of Legal Counsel

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6. Unfinished Business
Rescind Resolution 979 - Requesting Board of Supervisors to Approve Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $7,420 to Pay Japan Center Garage Gross Receipts Tax Impsed Under Prop. S

Approval of Lease Modification for Moscone Center Garage re Hours of Operation

Approval of Amendments to Commercial Leases, Parcels 1 and 2 - Moscone Garage

7. New Business
Approval of Hazel Louie as Member of Board of Portsmouth Plaza Parking Corp.

Approval of Lease - St. Mary's Square Garage

Approval of Rate Adjustements at all City-Owned Garages

Approval of Replacement of Meters at Geary Mall and Laguna Honda School Parking Facilities - Remove Computerized Meters

Resolution 983 - Approval of Budget Amendment of $56,923 for 7th Avenue Parking Lot at Laguna Honda School

Approve Removal of Services - 5th & Mission Garage
Portsmouth Square Garage

Parking Authority will go into Executive Session regarding possible litigation.

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, April 11, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Stein, Allied Auto Parks, 1232 Market St., SF
Charles Holt, System Parking, 833 Bryant St., SF
Nelson Wong, DPW Traffic Engineering, 460 McAllister, SF
Richard O. Guynn, Sutter-Stockton, 444 Stockton St., SF
Ben Farlatti, St. Mary's Square Garage, SF
Bob Baker, Metropark, SF
Dick Dole, Ellis-O'Farrell/Japan Center, SF

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of March 14, 1985 adopted as presented.

Approval of Hazel Louie as Member of Board of Portsmouth Plaza Parking Corp.

After short discussion, Mrs. Hazel Louie's appointment to Portsmouth Plaza Parking Corp. was approved by vote of 4 to 1, Member Muschi voting against.

3. Commissioners' Questions and Matters
Chairman asked for update on construction of Mission-Bartlett and proposed construction of Lombard Street facility. Assistant Director reported that work on Mission-Bartlett is one week ahead of schedule. Pouring of the top deck has been completed and most of shoring has been taken off second deck, which could be available as early as May 6. Mr. King has spoken with both Federal and State housing people and negotiating for use of that space for parking for merchants.

Mr. Hagerty reported that work on 16th & Hoff will probably restart next week. The money from Housing became available today and it is anticipated the change order will be processed and signed by middle of next week. Soil replacement must be done.

Mr. King reported the contract for architect, Gordon Chong, has been signed. DPW is scheduled to do surveying work for project. A meeting will be scheduled with Gordon Chong and merchant groups in the area to discuss the design before Mr. Chong commences work. Real Estate Department is preparing a bid on the commercial space. It is our intention to have that bid document before the Commission and approved by the Board before the design is completed. Real Estate Department is going to recommend that we bid in two phases - a bid for each individual store and then a bid for those who might want to bid on all. Bids would be opened and compared on basis of which brings best dollar. Architectural drawings should be completed by end of July.

Director met last night with Board of Directors of Nob Hill Neighbors, who have filed appeal to position of Planning staff that there is no invironmental impact caused by construction of the garage at Bush/Polk. All arguments raised were considered by both Muni and Traffic Engineers in establishing their position that they have no opposition to the garage. Plans for the garage are tentatively scheduled to be before Planning Commission a week from today. When appeal is filed on a negative declaration it becomes incumbent on Planning Department to prove their position or, in effect, disprove the appeal. As soon as a negative declaration is approved by the Planning Commission, we can acquire the land.

Mr. King reported that two weeks from today there will be new locks on all downtown meters and in all lots. There are about 6600 meters to do in neighborhoods, and it is expected whole job will be completed by end of June. To date we have lost no meters with new locks.

4. Director's Report - None (See above)

5. Report of Legal Counsel

Mr. George Wong will give report in executive session on Performing Arts Garage potential litigation, Mission-Bartlett, Moscone Center Garage, bankruptcy of R.G. Fisher and a stop notice that had been filed in 1983 on the Performing Arts Garage which could also be a matter for litigation.

6. Unfinished Business

Rescind Resolution 979 - Requesting Board of Supervisors to Approve Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $7,420 to Pay Japan Center Garage Gross Receipts Tax Imposed under Prop. S.

Rescinded by unanimous vote.

Resolution 983 - Approval of Amendments to Commercial Leases, Parcels 1 and 2 - Moscone Garage

Leases were awarded to start December 1 but utilities were not in place. At this time they are able to have electricity only through the cooperation of the operator of the garage. The commercial spaces "tap" into garage electricity and pay their pro-rata share. Planning and design work, includ-

ing installation of separate electricity meters, is proceeding for all commercial spaces in building. These amendments change effective date to March 1, 1985 and they also change some of the insurance requirements where duplication exists (building and boiler and machinery). Commercial tenants have been asked to purchase glass insurance. Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

7. New Business

Resolution 984 - Approval of Lease - St. Mary's Square Garage

There are two sets of rates on this bid, neither of which is filled in, one for attended hourly parking and one for the possibility of self-park night and weekend program that would be possible only off the California Street entrance and perhaps one level above. This is only an option because we are not yet sure whether it will work. We are also requesting to delete the right of the Board of Supervisors to approve amendments in terms of the use of the premises, so that we have some mobility to work with either the existing operator or the new successful bidder without having to go back to the Board, with the understanding that in one year we will go back with an amendment to this Commission and to the Board of Supervisors, returning authority to the Board of Supervisors. It is believed at this time that the term of the lease will have to be greater than five years in order for the operator to receive a fair income for the amount of capital work we are requiring to be done. The Avis commercial space will be taken out of the package and will be put to bid separately. It is estimated that painting alone will cost $150,000. Member Salarno strongly recommended that self-parking arrangements for parking at Chinatown be investigated. During the tour of garages the lack of people knowing that it is available was talked about, and he felt that we should get out publicity that the garage is there and that night parking will be available. This approval on the results is subject to the lease being no longer than eight years based on $50,000 per year.

Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

Resolution 985 - Approval of Rate Adjustments at all City-Owned Garages

Director thanked Mr. Nelson Wong, Traffic Engineer, for his recommendations on rates, stating that he has done a "yeoman" job. Rates were recommended as follows:

St. Mary's Square Garage

½ hour	$1.50	3 hours	$9.00
1 hour	3.00	3½ hours	10.50
1½ hours	4.50	4 hours	12.50
2 hours	6.00	Over 4 hours	14.00 (max)
2½ hours	7.50	Monthly	200.00

If night and weekend self-park program is established, rates will be same as Portsmouth Square Garage self-park rates.

Japan Center Garage
Marshall Square Parking Plaza
No recommended change in rates.

Seventh & Harrison Parking Plaza

1 hour	50¢	4 hours	$2.75	
2 hours	$1.00	Over 4 hours	4.00	(max)
3 hours	1.75			

Performing Arts Garage
Civic Center Plaza Garage

Special Event Rate $3.00 - 5 hour maximum
Reduce Overnight Rate from $9.00 to $3.00 - 6 PM - 7 AM
No other recommended changes in rates

Golden Gateway Garage

1 hour	$1.00	5 hours	$7.50	
2 hours	2.00	6 hours	10.00	
3 hours	3.25	7 hours	13.00	(max)
4 hours	5.00	Monthly	200.00	

Sutter-Stockton Garage

1 hour	50¢	5 hours	$6.00	
2 hours	$1.00	6 hours	9.00	
3 hours	2.00	7 hours	12.00	(max)
4 hours	4.00	Monthly	150.00	

Ellis-O'Farrell Garage

1 hour	65¢	5 hours	$6.00	
2 hours	$1.30	6 hours	9.00	
3 hours	2.00	7 hours	12.00	(max)
4 hours	4.00	Monthly	150.00	Roof
			175.00	Inside

Portsmouth Square Garage

1 hour	50¢	5 hours	$6.00	
2 hours	$1.00	6 hours	8.25	
3 hours	2.50	7 hours	11.00	(max)
4 hours	4.25	Monthly	150.00	

Vallejo Street Garage

1 hour	50¢	5 hours	$5.75	
2 hours	$1.00	6 hours	7.75	
3 hours	2.50	7 hours	10.00	(max)
4 hours	4.00	Monthly	150.00	

Fifth & Mission Garage

1 hour	50¢	5 hours	$4.50	
2 hours	$1.00	6 hours	6.00	
3 hours	1.50	7 hours	7.50	(max)
4 hours	3.00	Monthly	74.75	(No change)

Resolution states rates will take effect on July 1, 1985 because garages will need time to change the rates in their computerized systems.

Resolution 987 - Approval of Lease Modification for Moscone Center Garage - Reduce Hours of Operation

At this point meeting returned to the approval of lease modification for Moscone Center Garage regarding hours of operation, in accordance with request of the operator for relief from being open 24 hours a day on the basis of lack of business. Mr. Robert Lavell of the Real Estate Department reported on the basis of a report from Tim Leonoudakis. Mr. Leonoudakis reported on the saving of energy by closing the garage from 10 PM to 6 AM, the saving in labor for the same period and the revenues generated. From a prudent business sense the report shows that they spend approximately $33,000 per year to generate approximately $3,200. The savings from the new energy reduction system alone would be 23% of energy costs. They have agreed that the saving would be split between themselves and the City on the basis of 1/3rd, 2/3rds respectively. They are agreeable to paying the City an annual rate of $21,770 for this saving prorated which would accompany the monthly payments, with the balance of savings remaining with the operator. They also state that if business changes and there is prudent reason to open this garage, they would return to the Parking Authority with a request to adjust hours. However, during the closed time the City would receive an additional $1,814.17 monthly over and above the revenue, as additional revenue. The Real Estate Department has gone over this in detail and is agreeable with the change, and recommends consideration of the amendment to the lease.

Mr. George Wong advised that he believed the lease contains a provision that permits the Parking Authority to change the hours by mutual agreement. Secondly, when a person bids on a lease, he bids on the conditions as presented to him at that time. He submits his bid on that basis. However, he makes the bid on certain presumptions that perhaps at some later time he can be relieved of the 24-hour requirement, but that's a risk he takes. Mr. Wong felt that the Parking Authority was proceeding correctly, although a lawsuit could be filed. Mr. Lavell stated that they have agreed to open the garage before and after a show, so that the savings may be even less. Chairman requested that there be adequate signing posted daily.

Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

Resolution 986 - Approval of Replacement of Meters at Geary Mall and Laguna Honda School Parking Facilities - Remove Computerized Meters

In both cases leases have not resulted in any income to the lessors. Director feels that computerized meters have not done the job of insuring turnover parking and there is not the ease in tagging cars by parking controllers. Both lessors have agreed they would rather have regular street meters.

Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

Resolution 983 - Approval of Budget Amendment of $56,923 for 7th Avenue Parking Lot at Laguna Honda School

After Parking Authority's approval of budget, public hearing on 7th Avenue lot indicated approval.

Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

Approve Removal of Services - Fifth & Mission Garage and Portsmouth Square Garage
Unanimously approved.

Meeting recessed for Executive Session.

Meeting reconvened at 4:55 PM and Mr. George Wong stated that in the Executive Session he reported to the Parking Authority on potential litigation on the Performing Arts Garage, pending litigation on Mission-Bartlett, on the overpayment of $37,000 to R.G. Fisher Constructors, Inc. on the Moscone Center Garage, and in addition there may be potential litigation arising out of a stop notice filed by Wagner Constructors on the Performing Arts Garage.

Chairman asked about the backyard situation and Mr. Wong informed that this was part of the agreement the Parking Authority executed with the bonding company, and Mr. Wong has asked them to take care of these matters.

8. Adjournment
Meeting adjourned at 5 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
481st Regular Meeting
Parking Authority

Thursday, May 9, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting April 11, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business

   Approval of Lease for Commercial Space - St. Mary's Square Garage

7. New Business

   Approval of Taiji Higaki, Vice President and Manager of First California Bank, vice Hiroyuki Takasago, and Mitsuo Ashina, General Manager of Kinokuniya Book Stores of America, to Board of Western Addition Parking Corporation

   Approval of appointment of Japan Center Parking, Inc., operator of Japan Center Garages for a period of one year from February 24, 1985 or until another professional operator is engaged.

8. Adjournment

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558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, May 9, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking, 833 Bryant St., SF
Ben Farlatti, St. Mary's Square, SF
Richard Stein, City Parking, SF
Dick Dole, Ellis-O'Farrell/Western Addition, SF
Gerald R. Baker, Metro Park, 222 Sutter St., SF
Paul Newman, Keil, Connolly & Barbieri, 244 Kearny St., SF
Richard O. Guynn, Sutter-Stockton Garage, 444 Stockton St., SF

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

With the exception of correcting Resolution 985 on page 3 to read: "Rates were unanimously recommended", minutes of regular meeting of April 11 were adopted as presented.

3. Director's Report

Director reported that all members had been given an information packet on the City's health insurance program, stating that there is money in the budget to cover the City's contribution. He informed that the month of May is the open enrollment period for any members who wish to participate.

Director reported that we have been contacted by Richard Dole, who was contacted by people preparing to redo the Kabuki Theater of Japan Center into nine movie houses, and have asked that a prepaid parking program be established. The nine theates will have 200 seats each and run evening shows at 5:30, 7:30 and 9:30 PM. A parking payment of $150,000 would be guaranteed for one year. Because of the location of the Fillmore Annex, Mr. Dole expects that it would be heaviest used since entrance to theater is on Fillmore.

Prepayment plan could be offered at both garages. Mr. King has talked to Mildred Borrell of the Fillmore Merchants, and asked her to raise the question as to what Merchants' position would be. Director has indicated to Mr. Dole that the Board of Supervisors may object if the volume created by this situation results in both garages being full at the same time. Otherwise, he doesn't see any particular problem with it.

Chairman indicatd that he has been in the area several times and it is changing considerably with the opening of a Burger King half a block away, and they want validated parking. Right now we are running garage with a computer rate payment device, which doesn't work very well. The security guard stationed at the entrance to the Annex spends most of his time explaining how to use computer. Chairman said he would like to see the garage go to attended parking with a booth installed with a telephone so police can be easily called. There are many new shops, bakeries and apartment houses going up. We charge 25¢ an hour and $40 per month because we have been trying to help the merchants, and the Chairman feels we should continue to do so. Director said he had spoken to Mr. Dole about switching from computer to attended parking.

Mr. Dole stated the theater group, AMC, presented the proposal and has been having a problem with the Redevelopment Agency. Their option on building expired on May 4, but has been extended to July 4.

Director reported that the Board of Supervisors unanimously approved rate adjustment proposed by the Parking Authority. Mayor will probably sign legislation this afternoon. New rates will go into effect July 1, with the exception of St. Mary's Square, where they will go into effect October 1st.

Supervisor Maher's proposal passed without discussion by a vote of 7 to 3, the 3 no votes being Supevisors Britt, Molinari and Nelder. Supervisor Renne was not on the floor at the time and on roll call asked for reports from the Controller and Budget Analyst as to status of General Fund, and asked for investigation as to whether new garage could be constructed through sale of bonds. The information is to be supplied to her by next Monday. Under the Maher proposal we would be taking the 85% of net revenue from Uptown Parking Corp. that was to start coming to the City when the expansion construction is completed in November. This money will now go to the Parking Authority for five years. The Mayor is supportive and has suggested there should be some press coverage of her signing.

It has been proposed by Parking Authority staff that all City garages, including non-profits, be switched to Hetch Hetchy power. Because they are City-owned, the City is entitled to supply electricity to the garages. In effect, it would result in the Parking Authority being billed for the electricity and then billing each of the garages on the basis of PG&E rates. The City's cost is about 30% of the PG&E rates. The end result will be about $600 000 saving going to the General Fund. Bureau of Light, Heat & Power would read meters and send us the bills. We will bill garages only, not commercial spaces.

Assistant Director reported that construction at 16th & Hoff has started again as of about two weeks ago. Most of old dirt has been hauled out and concret slurry walls have ben done. Additional construction will re-start next week. Project is pretty much on schedule.

Mr. Hagerty reported that at Mission-Bartlett contractor asked for and was given a week's extension to use the second deck. It was agreed last fall that this would be done in exchange for their closing during the Holiday Season. The contractor is scheduled to be finished using the second deck by tomorrow. DPW is scheduled to install meters and restripe floor as soon as they get the top deck cleared, probably the early part of next week. At that point a decision will be made as to opening date for deck. Director stated that the disposition agreement conflicts with itself, in that one section delineates the 51 stalls which have been paid for by the housing in the site that was originally intended; another section indicates that the site will be mutually determined. He stated that Mr. Borvice made a commitment to the Mission Merchants, the Parking Authority, the Finance Committee of the Board of Supervisors and to Deputy Mayor Hadley Roff that he would move the 51 stalls to the lower deck of Mission-Bartlett. He is now refusing to do so. Mr. King stated we will meter the 51 stalls on the upper deck while we decide where Mr. Borvice's 51 stalls are going to be . Mr. Borvice claims safety of his people is better preserved by being able to get in and out from the street, without going underground. Mr. King's problem with this is that it was never raised when Mr. Borvice made the commitment, and the safety factor is no different today than it was when he committed to moving. Supervisor Molinari, when the disposition agreement went through, asked that any change in it be brought back to the Board. Director stated that we made a commitment that we would fence off his portion of the lower deck and they could use the elevator from the lower deck and go straight up to the housing without stopping, and could argue that safety is better this way than on the upper deck. Lower deck is better lighted than second level.

Director introduced Officer Joe Brady of the Police Department and Lee Poteet of the Tax Collector's office. They are here to update the members on meter thefts and collections and to answer any questions. Mr. King stated that at this time we have about 6,000 new locks installed on meters in the downtown area and on all of our lots. He commended Lee Poteet on a "yeoman" job in processing and getting locks changed, which has taken a great deal of work. Director asked Officer Brady to report on arrests and subsequent disposition.

Officer Brady thanked the Parking Authority for inviting him today and for their continued interest and support, stating that he is not doing this work alone. The last two arrests of people who have been attributed with the majority of the loss of coin cans, were imprisoned, one for a year, the other for six months. We are now down to one to two missing coin cans per day. Establishing a missing coin can pattern has been very difficult since then. When the main two were active, the police pretty well knew where to look for them. It took them about three seconds to get a coin can and resecure the vault on the meter. They were very good at covering their work. Officer Brady is still working on the meter thefts. He stated that because of problems experienced with Brinks in the past, he wanted to observe Burns. They followed Burns for about two weeks until they were discovered. With only two units it is very difficult to remain unobserved. However, a benefit has accrued. They fear that every derelict or panhandler may be an officer watching them. The deviations found during that two week period were reported to Lee Poteet.

Chairman felt that the amount of coin can thefts that were occuring could not have been done by one or two people only. Officer Brady stated that there is still someone out there with a key, since one or two cans a night are still being broken into. Also, at Officer Brady's recommendation, the Dept. of Electricity has switched from ultraviolet markings to plain black markers. All cans are being marked when they are installed. Haven't seen coin can switching since then.

Mr. Poteet reported there had been no increase in revenue in the past few months due to changing of locks and, unfortunately, an increase in jamming. Four years ago every meter was being jammed about once a month; now about 1-1/2 times a month. Installing new locks means that time is taken away from clearing jams. Enforcement of meter violations is bad. Some lots (Mission-Bartlett, 16th & Hoff) have been closed due to construction, thus reducing revenue. New contractors' license allows them to park at meters without paying, reducing meter revenue further.

Regarding the lost meter keys, Mr. Poteet informed that Brinks had not been paid for July, August and September of last year because of this despute and their lawyers will contact ours. City Attorney is considering legal action.

Taken out of order:
Appointment of Taiji Higaki, Vice Prsident and Manager of First California Bank, vice Hirouki Takasago; and Mitsuo Ashina, General Manager of Kinokuniya Book Stores of America, to Board of Western Addition Parking Corporation
After discussion, unanimously approved.

Director then reported that on the Vallejo Street Garage, he met with representatives of Metropolitan Parking Corp., stating that a supplemental for exterior painting, along with correcting cement pour on the first level and non-skid membranes on the roof had been approved.

He asked Metropolitan to see if there was any system by which they could maintain the garage without resealing the floors. Currently under consideration is a proposal to seal first full level and top deck to protect concrete and rebar. Garage interior also needs to be painted. DPW has informed Parking Authority that painting the exterior of building will take three weeks and will require the roof of garage to be closed during that period. Director felt we would lose $7,000 income. It makes more sense to close garage for two weeks and do sealing and painting at the same time. Director will compile figures to put in a supplemental appropriation. Unanimously approved.

4. Report of Legal Counsel

Mr. George Wong reported that there had been a meeting on some of the architectural problems at the Performing Arts Garage. The meeting was between Ray King, Jim Cheng, Mr. Wong and two persons from Tudor Engineering. Unfortunately, the engineer in charge of the project from Tudor has since died, and the two persons at the meeting were not familiar with all the facts, although we have written letter and explained problem. The bottom line was that they would go back, look at the records, and re-check the facts to see if, in fact, there was negligence on their part. By the same token, Jim Cheng would go back and check certain Code sections to see if there is, in fact, liability on the part of the architect. The amount of money involved is about $400,000, which is the amount of change orders executed, which we believe resulted from architect's errors and omissions. As soon as some fact-finding is done, the parties will meet again. Mrs. Hester, the attorney on the commission, will be kept informed.

Mr. Wong said that the commissioners might have been aware that there were some cracks on the slabs at the Mission-Bartlett Garage. A meeting was held with people from DPW, Conrad Associates (the architect), the structural engineer and the construction managers, George Woo and George Jeong. DPW will investigate the matter further to see whether the problems are structural in nature or simply cosmetic. Mr. Wong has informed the bonding company of this problem because Compleat Builders, the contractor on the project, has since gone out of business. The bonding company has responded and Mr. Wong has told them to hold off until we find the party responsible, or if there is not a responsible party, we will call upon them to perform under the performance bond.

5. Commissioners' Questions and Matters

Chairman felt that a letter should be sent to Art Commission regarding the delay in installing the art work at the Moscone Garage since it has been open a year. Director informed that work is being held up in Bureau of Building Inspection for issuance of a permit.

Chairman asked Dick Dole if there have been any developments on the expansion of Ellis-O'Farrell. Mr. Dole said there has been nothing since the initial report. Primary problem had been with architect and additional cost. The next step will be one of financing, then documenting the manner in which it can be done.

Member Salarno commented on visiting the garages. He was very impressed with what he saw and learned, and thanked Mr. King and Mr. Hagerty for taking their time to show him around.

Member Salarno asked for a summary showing the garages, the lots and their addresses.

Chairman asked whether we have received an answer from Golden Gateway as to what they do with their employees on rainy days. Director stated he had spoken with Mr. Adams this week, stating that he was supposed to respond to this along with some other questions. Member Hester stated that people had commented to her on the Golden Gateway Garage, stating that when they ask for a receipt it does not reflect the date and time and the amount is handwritten. Director agreed to look into the matter.

6. Unfinished Business
Approval of Lease for Commercial Space - St. Mary's Square Garage
Adopted by following vote: Ayes: Members Short, Hester, Louie, Muschi, Salarno

7. New Business
Approval of Appointment of Japan Center Parking, Inc., Operator of Japan Center Garages for a Period of One Year from February 24, 1985 or Until Another Professional Operator is Engaged
Unanimously approved.

Director King informed the Authority that Mr. Richard Stein has left Allied and now has his own company - City Parking Company.

8. Adjournment
Meeting adjourned at 3:15 PM.

Respectfully submitted,

Ray King
Director

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-0021A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 Van Ness Avenue, Suite 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
482nd Regular Meeting
Parking Authority

Thursday, June 13, 1985
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

NOTE: MEMBERS OF THE PARKING AUTHORITY WILL CONDUCT A FIELD TRIP TO THE MISSION-BARTLETT PARKING FACILITY AT NOON ON THURSDAY, JUNE 13, IMMEDIATELY PRECEDING THE REGULAR PARKING AUTHORITY MEETING

1. Roll Call

2. Director's Report

3. Report of Legal Counsel

4. Commissioners' Questions and Matters

5. Unfinished Business
   Approval of Lombard Street Schematic Drawings

   Mission-Bartlett Residential Parking Space Locations

   Review of Budgets - Japan Center Garages
   Portsmouth Plaza Garage
   Sutter-Stockton Garage

   Resolution 992 - Approval of Amendment to Lease - Laguna Honda School Lot

6. New Business
   Resolution 989 - Lost Ticket and Lost Key Charges

   Resolution 990 - Authorizing Director to Sign Change Orders Under $10,000 Subject to Ratification by the Parking Authority at its Next Meeting for the Graphics Program and Commercial Space Construction at the Performing Arts Garage

   Resolution 991 - Approving and Adopting Lombard Street Garage Commercial Space Legal Documents and Recommending Authorization to Lease

   Resolution 993 - Requesting Compilation of Statistical Information on all City-Owned Garages

   Approval of Third Quarterly Report

7. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

Meeting Report - Regular Meeting

Thursday, June 13, 1985
1:30 PM
Conference Room, 6th Floor
450 McAllister Street
San Francisco CA 94102

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Present

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
John Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: David Cain, System Parking, 833 Bryant, ST
Charles Holt, System Parking, 833 Bryant, SF
Richard Hashimoto, Japan Center Parking,
1660 Geary St., SF
Paul Newman, Keil, Connolly & Barbieri,
244 Kearny St., SF
Richard Stein, City Parking Company, SF
Ben Farlatti, St. Mary's Square, SF
Dick Dole, Japan Center/Ellis O'Farrell,

Absent: Mr. Francis H. Louie

Meeting was called to order to 1:40 PM.

1. Roll Call indicated quorum present.

2. Director's Report

Director reported letter dated June 12, 1985 had been received from CAO stating when Hotel Tax receipts for the final quarter of 84/85 are collected on August 1, 1985, CAO will submit a supplemental appropriation in order to commence the repayment of the $1,333,335.32 debt owed the Parking Authority in four equal annual installments commencing with FY 85/86. They will draw on unappropriated revenues in the Convention Facilities to the extent available and upon General Fund monies, if necessary, to fulfill their commitment. This payment schedule is in accordance with the CAO's letter to the Authority of May 14, 1981.

Director reported that members had in their folders a chart headed Parking Authority Responsibility for Non-Profit Garages delineating precisely what the Parking Authority's responsibility is regarding management of the non-profit garages. Also attached is Article II of the San Francisco Administrative Code, Section 17.11 to the end. The last item checked says that for the Sutter-Stockton and Fifth & Mission Garages, Parking Ordinance 9072 under those leases applies, and that ordinance is Section 17.11 to end of our Administrative Code. Director stated that perhaps this could be discussed at a subsequent meeting, but would be happy to answer any questions. It was noted that on some items there is joint responsibility with both the Parking Authority and the Director of Property.

Director stated that he had a request for purchase of walkie-talkie equipment for the Civic Center Garage. This item was not put on agenda because Parking Authority does not have responsibility for this garage. Recent research has shown authority is vested with the Recreation & Park Commission. Therefore, request was returned to Mr. Paul Newman for submission to Rec & Park.

Chairman expressed dissatisfaction with the fact that each of the leases for the garages is different, and asked if there were some way, with the approval of the corporation Boards, that we could work out a fairly standard and uniform agreement that would cover all the non-profit garages. Mr. Newman felt the corporations would be willing to cooperate in this regard. Director reminded Authority members that these leases are actually contracts between the non-profit corporations and the City.

Director reported that the staff is delighted with their new quarters. Once everyone learns to use the new telephone system and the hallway is completed it will be a delightful place to work.

Director reported that at 7 PM yesterday the Finance Committee put over to a special meeting next week discussion of St. Mary's Square Garage lease and commercial space lease. They did approve the $220,000 supplemental for repair of the Vallejo Street Garage.

3. Report of Legal Counsel - None

4. Commissioners' Questions and Matters

Chairman Short requested that tapes of meetings be kept for a minimum of one year.

Chairman Short reported that he had a telephone call from a meter repairman. One additional repairman requested for the 85/86 fiscal year budget is being removed from the Dept. of Electricity budget. They have only 12 people installing locks and repairing meters. Director reported that we requested that position, but the Mayor removed from Budget.

Director reported that almost all of the new meter locks we have received are installed and more are coming in. Chairman asked if there had been an increase in revenue since the new locks were installed. Director stated he could not respond at this point because no reports have been submitted to the Parking Authority in the last few months. However, two things indicated that at least part of the problem is solved: The number of stolen coins cans has decreased drastically, and we have not lost any meters with new locks. Chairman asked that at the next meeting there be a report on the meter revenue. He also requested report on meter revenue from the off-street lots.

Chairman stated that Mr. Muschi reported that the Marina lot is empty at 10 PM and valet people are bringing cars in at 10 PM, charging people at restaurants for parking at a public garage. Commissioner would like this looked into. Mr. Kamini Gupta stated that police are not carrying out their duties and responsibilities, and are not going into the lot after 6 PM. They simply pull into the driveway and then pull out. Member Muschi said cars are there at 10 AM with expired meters, but no tickets. Director stated that the lack of enforcement was brought up at all meetings of the Mayor's Parking Task Force.

Chairman asked where we stand on the Brophy study. Director reported that Mayor's staff has been reviewing for possible minority consultant, without success. They are now asking for waiver from Human Rights Commission. We reminded Mayor's staff on Monday that money goes back to Off-Street Parking Fund if not protected for that contract.

Chairman stated we have awarded about 45% of our total of contracts to minorities this year. The Director indicated that we may have to get an exemption on the St. Mary's Square and other garage operator contracts. We will advertise in minority newspapers and do everything possible to meet minority goals on this type contact, but only one firm at this point is qualified as minority for operating garages.

5. Unfinished Business:
Approval of Lombard Street Schematic Drawings

Gordon Chong, Eugene Runnells and Dick Osborne presented their latest drawings for this facility, stating that they now hoped to move on to specifics and graphics. Mr. Chong stated they have held two meetings with members of the community and believes they have addressed the majority of their concerns. They have also had series of meetings with City's Real Estate Dept. to discuss the leasability of the ground level retail space and the City Traffic Engineers have made traffic origin and destination studies to determine the impact of garage on the surrounding streets. DPW has held public meetings on the change of direction of the Moulton Alley access. Chong & Associates has met with the SFUSD and brought them up to date on the status of the design. Topographic surveys and soil studies have been completed. Upon approval by Parking Authority board of their schematic design, they can move on to the Art Commission for review of the schematic design..

Resolution 991 - Approving and Adopting Lombard Street Commercial Space Legal Documents and Recommending Authorization to Lease

Chairman announced that it is intended that the commercial lease go out to bid before the final plans are completed so we will know whether we will get one tenant or six and space can be constructed accordingly.
After discussion, adopted by following vote:
Ayes: Members Short, Hester, Muschi, Salarno.

Director informed that, after discussion with the Real Estate Dept.it was decided to go with one bid in two different ways - the total space and six individual parcels. The bids will be opened for the single space; then the bids will be opened for each of the six stores. At that time the bids for the six stores will be totalled and compared to the single bid. If the total of the six stores is more than the total for the single bid, there will be no further action on the single bids, except that we will go to auction - that is, someone who raises the bid by 5% then throws it open to auction. Anyone who has made a deposit on the bid is now entitled to come into the auction. Conceivably, the total of the six stores could exceed the single bid, but the single could come back and outbid the six bidders. If the high bid is the single bidder, it is conceivable there is no right to sub-lease. However, there is no prohibition on concessionaires.

Kamini Gupta and Janet Wentworth, representing the Marina Merchants, strongly urged that the commercial space be leased as six strores rather than bidding for one commercial space. After lengthy discussion, the drawings were unanimously approved.

Commissioner Salarno asked that staff hold one additional meeting with neighborhood merchants on restricting bidding to six commercial spaces only. The meeting was to see if City could maximize income without having one large store.

Mission-Bartlett Residential Parking Space Locations

Director reported that Mr. Al Borvice of Housing Development & Neighborhood Preservation Corp., came before this commission last August, and made a clear commitment to move the 51 residential parking spaces to the south end of the lower level from the southeast section of the second deck. Nothing has been done to fulfill that commitment. Mr. Witte of the Mayor's Office of Housing, wrote to Mr. Borvice in December because it was found they were starting to do the elevator work, which had to be changed if they were going to move the spaces to the lower deck. Mr. Borvice's response in January indicated he was not planning to move spaces. On the basis of Mr. Borvice's earlier commitment, the Parking Authority began to put in meters on the 2nd level in the 51 spaces. The Parking Authority then received a letter threatening suit for trespass if we continued to install meters in the area in question. The Mission Merchants bombarded the Mayor, Supervisor Molinari and Supervisor Renne with letters requesting that all of the second level be designated for metered customer parking, and have requested a meeting. The Mayor has responded that her staff is reviewing matter and will invite them to a meeting as soon as that review is completed.. Mr. Wortman, Director of Property for the City, who has direct responsibity for property, sent a letter to Mr. Borvice asking for a meeting. He received no response from Mr. Borvice. A second letter was sent certified mail. That letter was not responded to. Finally, a meeting was arranged by Mr. James Gonzalez of the Mayor's office. Those attending were Deputy City Attorneys John Pizza and George Wong, Chairman Short, Mr. King, Mr. Borvice and two members of his staff, Mr. Wortman and Mr. DeLucchi of the Real Estate Department, Mr. Witte and Mr. Shea of the Mayor's Office of Housing. Mr. Borvice, on the basis of security and how far along the elevator work is and the cost of changing it, still declined to try to attempt to get recommended changes approved by California Housing Planning Agency and HUD in a good faith effort to keep his word.

Mr. King felt the Authority had the option of saying that an agreement was made and the meters should be put in. If this results in a trespass suit, presume there must be some action on our behalf to sustain the fact that the agreement made by Mr. Borvice is a legal agreement and he must comply with it. However, Director recommended Authority wait for the Mayor's office review of matter before taking action.

Deputy City Attorney John Pizza advised that since there is a threat of pending litigation, a closed session pursuant to the Brown Act would be warranted if the Chairman and the commission so desired. Chairman felt that the Parking Authority should insist that the agreement be kept, asking "What is the City?" and being advised that it is the Board of Supervisors.

Member Salarno recalled a Parking Authority meeting attended by the Mission Merchants where they were upset with Mr. Borvice because of his lack of keeping his word with them. He recalled that they had asked for many meetings with him, but he never appeared.

Chairman asked to go on record that Mr. King is given permission to put in the 51 meters if necessary after the Mayor's meeting on this matter.

Director will ask DPW to give us estimates on cost of changing elevator to service lower level of garage.

Member Hester left meeting at this time.

Review of Budgets - Japan Center Garages
Portsmouth Plaza Garage
Sutter-Stockton Garage
After discussion, budgets unanimously approved.

Resolution 992 - Approval of Amendment to Lease - Laguna Honda School Lot
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

6. New Business

Resolution 989 - Lost Ticket and Lost Key Charges
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

Resolution 990 - Authorizing Director to Sign Change Orders Under $10,000 Subject to Ratification by the Parking Authority at its Next Meeting for the Graphics Program and Commercial Space Construction at the Performing Arts Garage
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

Resolution 993 - Requesting Compilation of Statistical Information on all City-Owned Garages
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

Approval of Third Quarterly Report
After discussion, unanimously approved.

7. Adjournment
Meeting adjourned at 4:20 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS ON FILE
IN THE OFFICE OF THE PARKING AUTHORITY.

ID #0018A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

450 McALLISTER STREET ROOM 603
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
483rd Regular Meeting
Parking Authority

Thursday, July 11, 1985
1:30 PM

Conference Room
Sixth Floor
450 McAllister St.
San Francisco 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting May 9, 1985
   Regular Meeting June 13. 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioner's Questions and Matters

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6. Unfinished Business
   Recommendation of Staff to Review All Bids for Commercial Space Construction at Performing Arts Garage

   Discussion of Parking Meter Revenues

7. New Business
   Approval of Gerald Napier of I. Magnin and Joseph Dee of Brooks Cameras to Board of Uptown Parking Corporation

   Request of Western Addition Parking Corp. to Aquire Computer System

   Approval of Operator - Ellis-O'Farrell Garage

   Discussion of Supervisor Bill Maher's Ordinance for Addtional Off-Street Parking Funds and Procedures to be Followed by Parking Authority in Providing Off-Street Parking in Neighborhood Commercial Districts

   Approval of Garage Budgets: Ellis-O'Farrell Garage
   Fifth & Mission Garage
   Golden Gateway Garage
   Civic Center Garage

   Recommending Resolutions and Ordinances to Allow Use of Meters at Geary Mall, Laguna Honda Lot at 6th Avenue and New Lot on 7th Avenue and Setting Times and Charges for Meters

   Parking Authority will go into Executive Session.

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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Meeting Report - Regular Meeting

Thursday, July 11, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members:	John Patrick Short, Chairman
	Mrs. E. Porcher Hester
	Mr. Francis H. Louie
	Mr. Achille H. Muschi
	Mr. Michael S. Salarno
Authority Staff:	Ray King, Director
	Kevin M. Hagerty, Assistant Director
	George K. Wong, Deputy City Attorney
	Lucy M. Clancy, Recording Secretary
Guests:	Paul Newman, Keil, Connolly & Barbieri
	G. Napier, I. Magnin
	Joe Dee, Brooks Cameras
	Richard O. Guynn, Sutter-Stockton Garage
	Charles Holt, System Parking
	David Cain, System Parking
	David Collins, Pansini Corp.
	Ben Farlatti, St. Mary's Square Garage
	Geof Adams, Pflueger Architects
	Dick Dole, Ellis-O'Farrell/Western Addition
	Richard Hashimoto, Japan Center Parking
	Marvin Marx, Metro Park

Meeting was called to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Minutes of regular meetings of May 9 and June 13, 1985 adopted as presented. However, Chairman asked that the record show that subsequent to the May 9 meeting, Supervisor Molinari had changed his vote and ultimately voted in favor of the Parking Authority receiving funds for parking purposes.

Taken out of order:
Approval of Gerald Napier of I. Magnin and Joseph Dee of Brooks Cameras to Board of Uptown Parking Corporation
After discussion, unanimously approved.

3. Director's Report

Lombard Street Garage Commercial Lease:

Director reported that following the last Parking Authority meeting and at the request of the Authority, a meeting was held on Lombard Street commercial space, attended by Terry Pimsleur, Leslie Leonhardt, Kamini Gupta of the Marina District, and Wallace Wortman, Director of Property. They were fully satisfied as the lease was passed by the Authority and it has now gone to the Board of Supervisors for approval.

Moscone Garage Art Work:

The art work will be installed at Moscone Center on Monday, July 15.

St. Mary's Square Garage Operator's Lease:

A pre-bid conference will be held regarding the St. Mary's Square Garage lease next Tuesday at 1 PM, 450 McAllister Street. Currently nine bidders have picked up the bid package. Bids will be opened on Friday, July 26 at 2 PM, 450 McAllister Street, Room 605.

Balboa Reservoir:

Director reported that a question has developed regarding parking at North Balboa Reservoir at City College. The area is presently being used for student parking financed through use of studentbody fees. PUC is now considering taking over the management of parking area. Director has written to Rudy Nothenberg, General Manager of PUC, providing him with options and pointing out cost factors and possible problems that may occur as a result of each option. Two major problems that exist are that the driveway grade is double what City Code permits and is too narrow. If the area is converted to public parking, Mr. Nothenberg has suggested that management of the lot be turned over to Parking Authority.

Noe/Market Project:

Director reported that owners of a site on Market Street near Noe want to demolish the one-story brick building and put up 2 floors of commercial space. They have asked whether we would be interested in constructing and/or managing parking.for 150 cars above. There is opposition from the Duboce Triangle Neighborhood Association. Owners originally requested that we rent garage. We examined proposal and found a shortfall of $200,000 a year based on requested rental. We proposed putting up the money to pay for the cost of constructing the garage and paying a nominal annual income for the use of the air rights on a term lease of somewhere between 40 and 50 years, at which time the garage we built would revert to the owners. Discussion on this proposal is proceeding.

Polk/Bush Proposal:

Negotiation on the sale of that lot is continuing between the owners of the lot and Real Estate Department..

4. Report of Legal Counsel

Performing Arts Garage Stop Notice:

Deputy City Attorney George Wong reported that there was a problem with the Performing Arts Garage construction. A Stop Notice was filed in the sum of $87,000 by Wagner Construction, a subcontractor, against funds held by the Controller's office for the Parking Authority. Unfortunately the Stop Notice was misplaced. Normally when a Stop Notice is filed the Controller's office would segregate $87,000 from payments to the contractor. Until the issue is resolved, that money would be kept by the Parking Authority. However, because the Stop Notice was misplaced, the Contractor was not paid the money. Therefore, we could be liable for this money. Fortunately, in this instance, we did have a Settlement Agreement with the bonding company whereby they agreed to indemnify us for any claims brought by subcontractors on Stop Notices or any other course of action. A lawsuit was filed by the subcontractor against the Parking Authority, but the bonding company has agreed to accept the defense of the Parking Authority. Therefore, this has been settled satisfactorily. Chairman commended Mr. Wong for having proper language in agreement with the bonding company. In reply to Commissioner Hester's question, Mr. King informed that the Stop Notice was delivered to the Parking Authority and somehow was put into the accounting files in the Parking Authority instead of being sent to the Controller.

License Agreement with Ballet:

Mr. Wong has drafted a proposed License Agreement with the Ballet, which has to do with a strip of land 87 feet long, 5 feet wide, on the east side of the Ballet building, which has already been landscaped by the Ballet. They wanted a 20 year license permitting them use of the land for landscaping. Director reported that, in checking the files, he found there was a previous verbal agreement and a letter confirming it, but was never authorized by the Parking Authority. Mr. King stated that there may be a light easement requirement, and Chairman asked that he check. Mr. Wong stated that the License could be amended so that if future codes require, it can be revoked.

5. Commissioners' Questions and Matters

Chairman stated that at the May meeting Mr Dole said that the Kabuki Theater has received an extension to July 4 on submittal of a proposal that would allow a multiple movie complex to occupy site. Mr. Dole advised the deadline has been extended three weeks to a month. The Japan Center Garage is interested in providing parking arrangements for new movie theaters.

Mr. Hagerty reported that work is proceeding at Mission-Bartlett, and the sewer pipe that was obstructing patron driveway on second deck has been raised to seven feet from 6' 8", allowing cars to use the area. The second deck is being restriped and will be finished tomorrow. Meters have been installed and we can open the garage this weekend. However, the dispute between housing group and Parking Authority is still unresolved. Parking Authority has been investigating cost of moving housing group downstairs. DPW is developing some cost figures for extending the elevator and installing a stairwell at the elevator area of the garage. Once that information is obtained, Director will contact the Mayor's office and discussion with Casa de La Raza housing offices can continue. DPW is doing core test and x-ray test on the cracks in the floor and results will be submitted to our office in a couple of weeks.

Director indicated that meter jams in the past ran about 20,000 to 21,000 and are now running about 27,000 a month. Total number of repairs has gone up considerably. Chairman stated that report on meter collection was totally inadequate.

Item on Discussion of Parking Meter Revenues was then taken out of order. Director reported that he had gone over some of the problems in the report with Mr. Lee Poteet and his assistant, Sam Young. Mr. Poteet stated that reports between Burns, the collector, and Brinks, the counter, indicate that obvious mistakes have been made. He has discussed this with his supervisor and agreed that the problem will require some rather drastic corrections on their part with a new system. A system of labels on the canisters has been worked out which will gradually go into effect, resulting in a much more usable report. Chairman stated that we are paying for a full time employee and doesn't feel we're getting our money's worth. For instance, it is impossible that the Polk lot figures could be correct. Mr. Poteet stated they have had problems with the Department of Electricity, who have installed new locks and have not provided Tax Collector with keys. Director stated there has been a problem of communication between Dept. of Electricity and Tax Collector. Mr. Poteet stated that Brinks was missing a set of collection route maps. The maps were recovered when the FBI arrested a former Brinks employee. Mr. Poteet stated that on April 8 Mr. Young, who filled the position paid for by Parking Authority, came on board and is still in the process of being trained. Priority has been given to reorganizing lot collections. Starting immediately each of the lots is to be collected separately and we will get a more detailed breakdown area by area.

Member Salarno joined the meeting at this point.

Mr. Young stated that what has happened in the past has happened. He assured that if there are any huge deviations in the future, they will be accountable and there will be an explanation.

In reply to Chairman's qustion, Director reported that we have received the plans for the commercial space at Moscone Garage and they are presently being reviewed by DPW.

Chairman stated he had received a request from merchants on Haight Street that meters be replaced. Director indicated that the posts had been put in, but the Traffic Engineers found when they tried to install meters, authority for them had been withdrawn by the Board of Supervisors. They are now going back to the Board to request authority to replace those meters

6. Unfinished Business

Resolution 944 - Rejecting All Bids Received for Commercial Space Construction - Performing Arts Garage

Director reported that we went to bid on the commercial space construction at Performing Arts Garage, and received only three bids. Marshall Builders came in after the bid stating that they had made a substantial error totalling $120,000, requesting that it be withdrawn. DPW has contacted four other potential bidders who did not bid. All indicated that they would bid if it went out to re-bid. Staff recommended that all bids be rejected and go to re-bid since there should be some changes made on items where bidders expressed concern at the pre-bid conference. One was the liquidated damage penalty and the other a concern about the time limit in view of the fact that the garage would remain in operation.

Adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

7. New Business

Request of Western Addition Parking Corp. to Acquire Revenue Control Computer System

Unanimously approved.

Approval of Operator - Ellis-O'Farrell Garage

Unanimously approved.

Discussion of Supervisor Bill Maher's Ordinance for Additional Off-Street Parking Funds and Procedures to be Followed By Parking Authority in Providing Off-Street Parking in Neighborhood Commercial Districts

Director stated that beginning July 1 the Parking Authority is now the recipient, on an annualized basis, of about $3.8 million more than we have had in the past for construction of facilities and the acquisition of land. It is important to develop and use strategies that will maximize the available funds for these neighborhood commercial/garage projects (approximately $6.4 million annually). A good portion of that money will not be available until the end of the fiscal year. In the past it has been policy of Parking Authority to acquire land and

construct parking facilities. The Mayor has asked that 10 new projects be planned and constructed or initiated in the neighborhoods by the time she leaves office in January 1988. Using the Maher money we would have enough to buy land and build one facility a year. However, Director feels that in order to accomplish this goal, the strategies available to us be increased and suggested that the Authority consider doing what we did at St. Mary's in 1952: acquire land and go to an air rights lease, having private industry build the garage and commercial space subject to Parking Authority approval of the plans. The developer would bid a lease term and annual percentage of the gross paid to Parking Authority. At the end of lease the building would revert to the Parking Authority.

Conversely, where there is land in private ownership the Parking Authority should investigate the possibility of entering into ground leases with owners of that land with the intent of constructing the facility. At the end of lease term, the building would revert to the owners of the property. For each project built using the old strategy, we could accomplish two projects. Director feels these two options, which have been discussed with the Mayor and are ones she supports, are viable alternatives. Both of these alternatives would expand the policy of the Parking Authority and would get the job done. Member Hester inquired if the money from the CAO would also be available, and Director replied in the affirmative. He also said we have been going through our own records and releasing back to the Off-Street Parking Fund money we still have in completed projects to make it available for reuse.

Mr. John Madden informed that according to their books the Parking Authority has approximately $3.5 million as at the first of June. There will be some adjustment because of year-end closeouts and transfers. With money from parking meters, Parking Authority will have about $6 million. After further discussion, Resolution 995 - Parking Authority Policy on Construction of Neighborhood Commercial Facilites was adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

Approval of Garage Budgets: Ellis-O'Farrell Garage
Fifth & Mission Garage
Golden Gateway Garage
Civic Center Garage

After lengthy discussion, unanimously approved.

Resolution 996 - Approving Installation of Parking Meters at Various Off-Street Parking Sites

Adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

Chairman advised that he will be in Washington August 15 to 30.

Meeting recessed for Executive Session at 3:25 PM. The Performing Arts Garage construction was substantially completed in August, 1983. Numerous Change Orders were issued on the project and it is believed that some of them were a result of errors and ommissions on the part of the architect, Tudor Engineers. The Authority wishes to explore whether a lawsuit should be initiated against Tudor to recover the money paid to the contractor for the extra work. Meeting resulted in recommendation by Board to renogotiate solution with Tudor. Regular meeting reconvened at 4:12 PM.

8. Adjournment
Meeting adjourned at 4:15 PM.

Respectfully submitted,

Ray King
Director

ABOVE MENTIONED DOCUMENTS ARE ON FILE
IN OFFICE OF THE PARKING AUTHORITY

0037A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
484th Regular Meeting
Parking Authority

Thursday, August 8, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting July 11, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioner's Questions and Matters

6. Unfinished Business
   Resolution 1000 - Recommending Acceptance of Bid of Metropolitan Parking Corp. in Response to Call for Bids for lease of St. Mary's Square Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

   Resolution 998 - Authorizing Contract with Conrad Associates for Completion of Design of Commercial Space and Other Changes at Moscone Center Garage

   Resoltuion 999 - Approving Final Plans and Specifications for Construction of Commercial Space at Moscone Center Garage and Other Items Necessary for the Functioning of the Moscone Center Garage

7. New Business
   Approval of Ms. Leslie Tang of LTD Development as a Replacement Board Member for Arnold Michaels (resigned) to Board of Downtown Parking Corp.

   Resolution 997 - Requesting Approval of the Board of Supervisors for Purchase of Property Located at the southeast corner of Polk and Bush Streets

   IDB Presentation - Bill Witte, Director, Mayor's Office of Housing and Community Development

   Presentation by Planning Department re Parking on Rincon Hill

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Request from Allied Auto Parks to Close Performing Arts Garage from Midnight to 6 AM August 11 to September 10, 1985

Approval of Annual Management by Objectives (MBO)

Ratification of Change Order for $5,239+ - Leonard Salamon - 16th & Hoff

Review of Parking Authority Regulations

8. Adjournment

0067A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, August 8, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Jim Stone, Civic Center Plaza Garage
Charles Holt, System Parking
Paul Newman, Attorney, 244 Kearny St., SF
Leslie Tang, Downtown Parking, 244 Kearny St., SF
Ben Farlatti, St. Mary's Square Garage
Dick Dole, Ellis-O'Farrell/Japan Center

ABSENT Mr. Francis H. Louie
Mr. Achille H. Muschi

Meeting was called to order at 2:25 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of July 11, 1985 adopted as presented.

Taken out of order:
Approval of Ms. Leslie Tang of LTD Development as a Replacement Board Member for Arnold Michaels (resigned) to Board of Downtown Parking Corp.
After discussion, unanimously approved.

Resolution 998 - Authorizing Contract with Conrad Associates for Completion of Design of Commercial Space and Other Changes at Moscone Center Garage
Adopted by following vote: Ayes: Members Short, Hester, Salarno

Resolution 999 - Approving Final Plans and Specifications for Construction of Commercial Space at Moscone Center Garage and Other Items Necessary for the Functioning of the Moscone Center Garage

Approved by following vote: Ayes: Members Short, Hester, Salarno

3. Director's Report

Lombard Street Garage

Director reminded that Authority had approved schematic drawings on Lombard Street. Fronting on Lombard at each end of the garage are two fire stairways. These stairways and an elevator located in the center of the front side of building are set back from the sidewalk. At meetings with residents questions were raised: If the elevator is out, how does the attendant know it's out, and how do people get in to get their cars? Options available to address problems include a stairway and/or another elevator, ($67,000 for an elevator and $25,000 for a stairwell). This option would result in a loss of eight parking stalls. Another alternative would be to move the elevator from the center of the building to the adjacent west stairwell area. This proposal would allow for a gain of 10 parking stalls. Two neighborhood groups contacted wholeheartedly approved of thisplan as well as the architect who represented the area and the president of the Union Street Assocation. Parking Authority still plans to contact the Golden Gate Valley Residential Assocation and the Marina Merchants to get their input. The additional architect fees for design changes are anticipated to be $20,000. Construction costs should not be affected. Mr. King recommended approval. Since this item was not on agenda, he stated that if Authority had no objection he would ask architect to proceed with redesign. After discussion, no objections were noted.

4. Report of Legal Counsel

A meeting has been set up with Mike Harrington of Tudor Engineering for August 23 at 10:30 regarding Tudor's errors and ommissions on the Performing Arts Garage. Mr. Wong will report to the Authority the results of that meeting at the September Parking Authority meeting.

5. Commissioners' Questions and Matters

Chairman referred to the MBO report and recommended that Objective A (To insure that 90% of all meters ae operating at all times in coordination with the Dept. of Electricity) be removed next year since we have no control over Department of Electricity's repair of meters. Also Item B, (to insure that parking meters are effectively collected and counted) should include proper reporting as a requirement by the Tax Collector's office.

Chairman said the recently issued Grand Jury report stated the Parking Authority is well run department and has a good Director. The report stated that there is room for improvement in parking management in the City, possibly centralizing parking functions and consolidating. However, we should delay all recommendations until the traffic management study by John Brophy is accomplished.

Regarding Mission-Bartlett, Chairman directed the Director to notify Mr. Borvice in writing that in 60 days the Parking Authority will install meters in the 51 housing stalls if Mr. Borvice has not made his formal presentation as required by the Mayor's letter. With the coming Christmas Season we want to have these stalls metered and in use.

Mr. Hagerty reported that the plans are due this week on the renovation of the Vallejo Street Garage and after review a project timetable be set. Director wants to meet with merchants to inform them of the situation. Parking Authority will then select workable period that won't interfere with Columbus Day celebration.

6. Unfinished Business

Resolution 1000 - Recommending Acceptance of Bid of Metropolitan Parking Corp. in Response to Call for Bids for Lease of St. Mary's Square Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

Mr King met with Metropolitan expressing concern about staffing of the garage in the mornings, when there is a tremendous influx of cars. He has been asked to set up a meeting with Ben Farlatti and Sol Onorato to put together a list of those things that need a cooperative effort during transition period. Mr. Wong felt that if we find that Metropolitan is not performing service as they should be, we will have to resort to eviction procedure since this is a landlord lease. The City is protected by a $1 million performance bond. Chairman suggested letter to put them on notice be sent advising them unnecessary stacking of cars on the street will not be allowed.
Resolution adopted by following vote: Ayes: Members Short, Hester, Salarno.

Members complimented Mr. Farlatti and Mr. Onorato on their running of the garage for 33 years.

7. New Business

Resolution 997 - Requesting Approval of the Board of Supervisors for Purchase of Property Located at the Southeast Corner of Polk and Bush Street

Subject to air and light easement being cleared by the current owners and tenants of adjacent property, we are asking for an option to purchase that property.
Adopted by following vote: Ayes: Members Short, Hester, Salarno

Request from Allied Auto Parks to Close Performing Arts Garage from Midnight to 6 AM August 11 to September 10, 1985

Upon date being changed August 22 to September 4, 1985 and giving Director ability to cancel as necessary, unanimously approved.

Approval of Annual Management by Objectives (MBO)

Unanimously approved.

Ratification of Change Order for $5,239+ - Leonard Salamon - 16th & Hoff

Since Chairman had questions on this, put over to next meeting when Mr. Ed Burger will be present.

Review of Parking Authority Regulations

Regulations presently require review every six months. This was changed to annual review. Also, section stating that Authority shall act by resolution on every official act was changed to delete "by resolution". Unanimously approved.

Taken out of order:
Presentation by Planning Department re Parking on Rincon Hill
No one was present from the Planning Department to give presentation.

However, since plan for the Special Use District provides that there can be as few a one parking stall for every four housing units, and there will be up to 4,000 residential units, Chair asked to go on record that the requirement be one for one and Director was instructed to send letter to Mayor, Board of Supervisors and City Planning stating Parking Authority's position and noting their fear that present present policy could cause a "parking nightmare".

IDB Presentation - Bill Witte, Director, Mayor's Office of Housing and Economic Development

Director met some time ago with Susan Nakata of Mayor's Office of Housing & Economic Development to discuss whether Industrial Development Bonds could be used for combination of commercial and parking development, and she indicated this would appear to be appropriate use. Subsequently there have been people interested in the ground lease at Bush & Polk, who have explored IDBs. Edna Jeffrey, who has a project at Market and Noe, has also investigated IDBs.

Mr. William Witte introduced Susan Nakata and Jean Brooks, Deputy Director, and distributed two handout sheets describing two options of how his office might work with the Parking Authority to use IDBs to construct commercial and parking facilities. He informed that IDBs can be used for private purposes such as this, where there is no public ownership, for a project totalling up to $10 million. Like any bond issue, including Parking Authority bonds, the chief advantage is lower interest rates, in addition to sometimes a better term on the bond and better terms overall. Like bonds used to finance parking, they are revenue bonds so the City does not back them at all. They must be backed purely by the real estate. So the real issue on these bonds is the financial expectation of the project - can a private lender show that there is enough revenue coming back to make the deal work. What has sparked his department's interest is the possibility of trying to fulfill everyone's objective to get some new parking built in the neighborhoods, which doing alone is probably not financially feasible. Mr. Witte stated their interest in this is tied to the parking. They would not normally use IDBs purely for retail or commercial purposes. Mr. Witte stated their Industrial Development Board is almost insistent on some role for the Parking Authority - they want some public purpose agency involved if at all possible, so that it doesn't just leave the public domain. He stated the cover sheet in the handout shows two basic ways in which a project like this could proceed, depending on who owned the underlying land or how the underlying land was dealt with. In Edna Jeffrey's case it would probably be more a variation of the first option since she already has a site and is willing to proceed with parking as long as IDBs are used. It helps her on the commercial end, but it also helps us get parking.

Mr. Witte stated that, timing-wise there are two issues that are beyond local control - one is that as of last year's Federal Tax Act there is a volume cap on total Industrial Development Bond issuances on a state by state basis and there is an allocation procedure. The beginning of each year each city, county and state gets a share - San Francisco gets $52 million each calendar year. In all likelihood we will not use that much this year.

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
485th Regular Meeting
Parking Authority

Thursday, September 12, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

Meeting Report
August 8, 1985
Page 5

The second problem which may be more long-term, is tax reform. It is unclear what will happen. Provisions of proposed new tax plans eliminate tax exempt bonds for any private purpose. It is unlikely the bill in its present form will pass. Mr. Witte said his department is going to go on the assumption that they can continue selling bonds. The first step is what is known as a resolution of inducement, which is obtaining approval of the local elective body or authority as required by the IRS. The purpose is that after the date that is passed any costs incurred can be repaid out of bond proceeds. The other reason is that if tax reform ever does get in the way, there is perhaps some reason to believe that the political cries for acceptance of tax reform would allow a provision to grandfather projects nationally that have had this preliminary resolution passed. So it does behoove us, if we are going to proceed on these, certainly in this calendar year, if not as soon as possible, to get those resolutions passed. All you need to do that is corporate partnership or entity is developing, be it the SF Parking Authority or Edna Jeffrey, Inc.

After lengthy discussion, the Parking Authority asked to go on record that IDBs be explored to the fullest. Mr. Witte said he would begin immediately. Chair asked if a carryforward could be done with unused IDB funds for next year. Mr. Witte will also explore this possibility. Chair asked for Resolution 1001 stating that the Parking Authority supports the use of IDBs. Unanimously approved.

8. Adjournment
Meeting adjourned at 3:45 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS
ON FILE IN OFFICE OF PARKING AUTHORITY

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
485th Regular Meeting
Parking Authority

Thursday, September 12, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

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AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting August 8, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Approval of Modification of Contract with Gordon H. Chong & Associates for Design of Lombard Street Facility

   Approval of Change Orders No. 3 for $5,239 + and No. 4 for $1,899 + 16th & Hoff Construction

   Resolution 1002 - Award of Construction Contract - Commercial Space Performing Arts Garage and Request for Supplemental Appropriation in the amount of $324,619

   Approval of License for Use of Land by SF Ballet Association - Performing Arts Garage

   Approval of Invitation to Bid for Commercial Space at St. Mary's Square Garage with Bid Opening on January 12, 1986

7. New Business
   Resolution 1003 - Recommending Amendments to the San Francisco Administrative Code Chapter 17 - Parking Authority

   Resolution 1004 - Amending Joint Working Agreement with the City and County of San Francisco to Operate the Polk-McAllister Parking Facility

   Resolution 1005 - Recommending Special Monthly Parking Rate at Japan Center Garage for Employees of Mt. Zion Hospital

   Approval of Amendment to Budget of Japan Center Garage

   Approval of Uptown Parking Corporation Request for Expenditure of $49,900 for Amano Computer Equipment for Revenue Control System at Sutter-Stockton Garage

   Request of Golden Gate Parking Company for Lease Amendment to Accommodate Extraordinary Increase in Insurance Premiums

   Joint Working Agreement - Recreation and Park Department, Portsmouth Square Garage and Civic Center Plaza Garage

   Approval of Fourth Quarterly Report

   Parking Authority will recess for Executive Session

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, September 12, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Francis H. Louie

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
George K. Wong, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard Osborn, Gordon H. Chong & Associates
Ed Burger, Architect
Dick Dole, Ellis-O'Farrell/Japan Center
Ben Farlatti, St. Mary's Square Garage
Nick Leonoudakis, Golden Gate Parking Company
Marvin Marx, Metropolitan Parking

ABSENT Mr. Achille H. Muschi
Mr. Michael S. Salarno

Meeting was called to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of August 8, 1985 adopted as presented.

3. Director's Report
Director reported that members had in their folders copies of two letters that had been received from Mr. Al Borvice's attorney, along with his reponse, stating that we are still within the 60-day period. He said Mr. Borvice had been in contact with Mr. Bill Witte of the Mayor's Office of Housing & Economic Development, and they are preparing to go to CHFA and HUD.

Mr. King reported that our contract with Pflueger Architects on commercial space at the Perfroming Arts Garage provides they are entitled to reimbursement for preparation of bid documents, but the contract needs to be amended to show the exact amount. This amendment has been prepared, showing the amount of $1,973.57, and if there are no objections, Director will sign. No objections were noted.

Director announced we will lose our Deputy City Attorney, George Wong, to the airport and the next meeting will probably be his last with us. Mr. King has understood informally that Mr. Jack Pizza will replace Mr. Wong.

Director reported a supplemental appropriation is going through Mayor's office from the CAO's office to get the first of four annual payments to repay to the Parking Authority the $1,333,335,32 loaned to the CAO many years ago.

Director also reported that Supervisor Harry Britt has introduced legislation to put into place the 10% surcharge on parking that was placed by voters in 1980, and was deferred about numerous times between 1980 and 1982 and was finally deferred until recommendation by the Mayor. The new tax would increae the City parking tax from 15% to 20%. The proposal changes an existing ordinance to delete right of Mayor to recommend the tax, thus leaving Board free to pass an ordinance implementing it. Should the tax be imposed, staff will recommend an increase in rates at all garages in an amount sufficient to collect the tax, since City garages are not exempt from surcharge. Mayor is going to oppose increase on basis that she feels the tax should be implemented in conjunction with a budgetary program.

Assistant Director reported on status of four projects:

Waterproofing of roof at Performing Arts Garage:
The work is for the most part completed. Contract was awarded to Western Waterproofing Co. with a bid of $96,306. Actual project cost was about $98,900 due to construction overtime necessary to meet Parking Authority completion deadline. The work period was August 19 through September 10. We were able to meet goal of completing project in time period that minimized disruption to Performing Arts patrons. DPW will restripe deck next week.

Graphics Program at Performing Arts Garage:
Contractor is Thomas Swan and work is currently in progress. Work budgeted for $30,000; contractor came in with bid or $16,144. Laura Hogan, project designer, will supervise project, and we anticipate that the project will be completed first part of October.

Vallejo Street Garage Renovation:
Work, which includes painting interior and exterior of building and sealing roof and first floor level, is in DPW Contract Preparation Unit. Project budget $220,000. Anticipate work will take four weeks, beginning October 28, when entire garage will be shut down for two weeks. During remaining two weeks contractor will have to work around existing garage

operation. Director has written merchants in area and there has been no response to the closing. There is requirement in lease that ticket booth be moved close to sidewalk. Operator has been asked to accomplish this during two week closing.

16th & Hoff:

Project is about 70% complete. Original contract provided 120 days for completion, but will be extended because of weather delays. Now anticipate that garage portion will not be completed until end of February 1986. City has an operating agreement with housing developer which provides rental of second deck of parking structure for six months at $500 per month and $5,000 thereafter. Because of weather delays, concerned that contractor would be able to finish during six month period. Meeting held last week with architect, contractor and developer to discuss that situation and currently investigating possible extension of that operating agreement to allow for delays caused by weather.

4. Report of Legal Counsel

Mr. Wong stated that other than items to be disussed in executive session regarding Tudor Engineering's roll in design of Performing Arts Garage, had nothing to report.

5. Commissioners' Questions and Matters

Due to lengthy agenda, put over to end of meeting.

6. Unfinished Business

Approval of Modification of Contract with Gordon H. Chong & Associates for Design of Lombard Street Facility

Modification is to provide $2,650 for 60 sets of drawings and specifications for bid and to provide $10,230 to Gordon Chong & Associates for soil investigation and report. The balance, $31,770, is amount necessary to redesign garage in terms of relocating elevator. Total modification is $44,650. Director has discovered two fire stairwells are not needed. As result second stairwell will be open. We anticipate saving on construction costs will be in excess of $50,000 and will increase number of stalls from 196 to 212. Unanimously approved.

Approval of Change Orders No. 3 for $5,239+ and No. 4 for $1,899+ - 16th & Hoff Construction

Chairman asked Mr. Ed Burger to explain change order No. 4 and the scheduling of the start of project. wet soil caused by a rainy November caused a six month delay in construction schedule. Mr. Burger stated that the housing project built on the adjancent property started some time ago in dry weather. Contract for the parking came some time later and, in fact, the contractor who won the award was awarded contract with the understanding that he would get the contract within the month. This did not happen - he got contract in 60-90 days. Contractor warned it would be likely they would get into wet weather. The paving and grading started and it rained very hard and completely saturated the soil. It was known from soil reports that the soil was marginal, and if it got enough water in it they could not compact it. Mr. King reminded that the initial delay was for a supplemental appropriation because not enough money was available, and reminded that almost all the rain last winter came in November which was the month they were grading.

Chairman asked when the concrete was broken up, when contract was signed, when work started on ripping up the asphalt and when work had to stop because of rain, stating that the contractor knew he had to tie in those two projects and subsequently build a wall. Mr. Burger stated that this pour joint would have to be in that slab from the beginning, now or later on. If there were a pour joint it would cost $5,000 additional. Mr. Burger stated there was an omission on the part of the structural engineer. Chairman felt errors and omissions are not our fault and not up to us to pay for them. Mr. Burger said if it had been in the job originally, we would have paid for it.

George Wong advised that he felt approval by Director of these change orders has no bearing on whether or not a mistake was made. We have a contract with the contractor, who is supposed to provide us with structure shown in the Parking Authority's plans and specifications. We are still liable to contractor. Therefore, approving this change order is for the contractor, not with Ed Burger, and we still would have to pay the contractor because those plans and specifications are ours. If errors and omissions exist, change orders must still be approved because we are dealing with different contract. Chairman felt that it seems this is being handled the same way as previous matters have been handled and he doesn't like way we are doing business. He felt we are paying for professional advice and get plans where things are missing.

Mr. Hagerty stated the Parking Authority has been informed by contractor that first and second decks cannot be open till end of February. Supposed to pour second deck some time next week.

Chairman stated he would like to vote in favor, but wanted to go on record that he really disapproves of way it is being handled. Chairman Short asked to go on record that we are not always getting quality or satisfactory work that is desired. He does not want anyone coming back to this Board for money to cover the cost off errors or ommissions that should have been foreseen. Chairman requested date contract was signed, when work started on tearing up asphalt and when work stopped because of rain.

Resolution 1002 - Award of Construction Contract - Commercial Space Performing Arts Garage and Request for Supplemental Appropriation in the amount of $324,619

Wallace Wortman, Director of Property, advised on economic feasibility of this construction and subsequent operation of 4,195 square feet of commercial area on the ground floor of garage. The Disposition Agreement with Redevelopment Agency, asks that Parking Authority use every effort to develop ground floor commercial space. Mr. Wortman believes that, considering the benefits, which would be apparent to the street area, and safety of the garage operation by better lighting, and the tenants taking pride in the appearance of the ground floor area. He would recommend the project be approved. Looking at it economically as an appraiser, he estimates rate of return would be 7.5% on the investment. This is not a reasonable rate of return in today's world, but is, nevertheless, acceptale in this situation, and recommended approval of supplemental appropriation and move forward with two stores in that garage. We do have two signed leases with Kimball's Restaurant and Baskin family.

Approval of License for Use of Land by SF Ballet Association - Performing Arts Garage

On recommendation of Mr. Wortman, it was decided that this license would be amended to City having right of revocation on 30 days notice. Unanimously approved.

Approval of Invitation to Bid for Commecial Space at St. Mary's Square Garage with Bid Opening on January 13, 1986

After discussion, unanimously approved.

7. New Business

Resolution 1003 - Recommending Amendments to the San Francisco Administrative Code Chapter 17 - Parking Authority

After discussion, adopted by following vote:
Ayes: Members Short, Hester, Louie

Resolution 1004 - Amending Joint Working Agreement with the City and County of San Francisco to Operate the Polk-McAllister Parking Facility

Adopted by following vote: Ayes: Members Short, Hester, Louie

Resolution 1005 - Recommending Special Monthly Parking Rate at Japan Center Garage for Employees of Mt. Zion Hospital

Adopted by following vote: Ayes: Members Short, Hester, Louie

Approval of Amendment to Budget of Japan Center Garage

Amendment to $2,300 for this fiscal year unanimously approved. Chairman asked Assistant Director to compare water budget to that of other garages.

Approval of Uptown Parking Corporation Request for Expenditure of $49,900 for Amano Computer Equipment for Revenue Control System at Sutter-Stockton Garage

Unanimously approved.

Request of Golden Gate Parking Company for Lease Amendment to Accommodate Extraordinary Increase in Insurance Premiums - Moscone Center Garage

After discussion, unanimously approved.

Joint Working Agreement - Recreation & Park Department, Portsmouth Square Garage and Civic Center Plaza Garage

After discussion, unanimously approved.

Approval of Fourth Quarterly Report

Unanimously approved.

5. Commissioners' Questions and Matters

Chairman stated Parking Authority has received and authorized bill from City Attorney regarding Wilkes Bashford matter following a formal opinion as to whether this is a proper payment from Off-Street Parking Fund.

Chairman asked that Golden Gateway people be invited to next meeting to explain hours spent on car washing.

In reply to Chairman's question, Mr. Paul Newman advised that Civic Center renovation should go out to bid within couple of weeks.

Director reported that some time ago a developer of automated parking garages came into office with a system that has been in operation in Milan, Italy, for 25 years. Asking Authority whether would be willing to accept that type of construction and operation. Director plans to forward this letter to Planning Commission, Traffic Engineers and City Architect to start getting their sense of whether this is acceptable.

Chairman requested that report of Tax Collector be taken up at next meeting.

To Chairman's question, Director reported that about 50% of new meter locks have been installed, and will be getting substantial request from Department of Electricity for additional meters we will need. Propose relocating meters on street to provide additional metered parking spaces.

Director informed that the Brophy parking study will begin October 1.

Meeting recessed for executive session regarding pending litigation on Mission-Bartlett Parking Plaza and Performing Arts Garage at 3:15 PM.

Meeting reconvened at 4:20 PM. Resolution 1006 declaring emergency and authorizing Director to expend funds to determine live load capacity of second deck at Mission-Bartlett facility.

8. Adjournment
Meeting adjourned at 4:25 PM.

Respectfully submitted,

Ray King
Director

ABOVE MENTIONED DOCUMENTS ON FILE IN
OFFICE OF PARKING AUTHORITY

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
486th Regular Meeting
Parking Authority

Thursday, October 10, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of September 12, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Presentation of Redesign of Lombard Street Facility

   Report of Paul Newman on Status of Renovation of Civic Center Plaza Garage

   Report of Paul Newman on Status of Painting at 5th & Mission Garage

7. New Business
   Resolution 1007 - Approving the Revocation of Property Owners' Rights To Use Street Mall Area at the Moscone Center Garage for Truck Delivery and Recommending Same to the Board of Supervisors for its Approval

   Resolution 1008 - Commendation of George Wong, Deputy City Attorney

8. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, October 10,1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Maryann T. Wagner, H.J. Degenkolb Associates
Charles Holt, System Parking
Larry Jacobson, SF Unified School District
Richard Osborne, Gordon Chong & Associates
Eugene Runnells, Gordon Chong & Associates
David Collins, The Parking Place

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Meeting was called to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of September 12, 1985 adopted as presented.

3. Director's Report
7th Avenue Lot
Director reported he had received a telephone call from Larry Jacobson, School District, regarding amendment to Laguna Honda School lease to incorporate 7th Avenue lot. There was some conflict at Buildings & Grounds Committee meeting, and Mr. Jacobson suggested that this item be put over for a month. Lease will be scheduled for the Buildings & Grounds Committee meeting next month.

City Meters

Mr. King stated that he had mentioned last month that he was surprised we had gone so long with new locks in place without losing any meters. Four were lost this week. A pipe cutter was used to cut the posts about 8 inches below the meter, and they now are probably trying to devise a key that will fit. A ring of 3 keys has been lost by one of the collectors who has been fired by Burns. Downtown 360 meters are serviced by those keys. May replace with new locks, but will know more after some surveilance. Meter number is copied on can. First thing we will notice will be that can is missing or that can has been replaced with another.

Mission-Bartlett

Director reported receiving memo from Bill Witte, Mayor's Office of Housing & Economic Development, on Mission-Bartlett. Indicated Al Borvice had talked with Dick Phinney of California Housing & Finance Agency on September 6 and was turned down a second time on relocation of 51 parking stalls, but Mr. Phinney wanted to discuss matter with Mr. Karney Hodge, CHFA Director. Al Borvice was sent a letter by Mayor asking that he meet in good faith with CHFA along with Jack Pizza, City Attorney. Mr. Borvice went to CHFA without anyone. Therefore, still don't know if good faith effort was made. However, apparently different plans were discussed. We have requested meeting with Mayor and Pat Short. Mr. Witte spoke to Mr. Phinney on September 27 and confirmed the above, indicating that CHFA would not approve the proposal.

Assistant Director issued weekly project status reports, stating that Vallejo Street Garage renovation bids were opened yesterday and Mallott, Peterson & Grundy were low bidder at $177,700, which is within the budget.

Moscone commercial construction went out to bid yesterday. Estimated construction cost is $140,000.

At the Marina facility water tests showed several leaks in the roof and we are in process of getting contrator to commence repair.

Taken out of order:

7. New Business

Resolution 1007 - Approving the Revocation of Property Owners' Rights to Use Street Mall Area at the Moscone Center Garage for Truck Delivery and Recommending Same to the Board of Supervisors for its Approval

Mr. Kennedy of Kennedy/Jenks died of a heart attack over the weekend. Therefore, ask that this item be put over to call of the Chair to do by special meeting. Unanimously approved.

4. Report of Legal Counsel

Director introduced Parking Authority's new Deputy City Attorney, Mr. Julian Hultgren, who will replace Mr. George Wong, who has been transferred to the Airport. Mr. King said we are delighted to have Mr. Hultgren, who is a real estate expert.

Mr. Hultgren stated he is very pleased with his new assignment and understands from Mr. Wong that this is a very active and hard-working Authority, which means a good amount of work for the legal counsel. He feels it will be very interesting and looks forward to working with the Parking Authority. Chairman asked that he familiarize himself with the pending lawsuits.

5. Commissioners' Questions and Matters

Mr. Short received report on rain delay at 16th & Hoff parking garage project, but still not satisfied with way the contractor handled the situation. He felt lot was not adequately covered to protect from rain. Mr. King said he would explore whether contractor did proper job, but felt that part of the problem is that the soil was marginal to begin with, all the more reason it should have been carefully handled.

To Chairman's question on receiving meter route locations, Mr. King stated he had sent memo to Mr. Lee Poteet, Tax Collector's office, but had received no reply. Therefore, Mr. King could not answer Chairman's questions. Chairman asked Director to follow up.

6. Unfinished Business

Presentation of Redesign of Lombard Street Facility

Director reported that as result of new design garage now has 212 stalls rather than 196. Informed that Dick Osborne of Gordon Chong & Associates will present completed drawings on October 21 for DPW review, and will then be ready to apply for building permit, which will take about four weeks, following which we will be ready to bid. Construction is scheduled to start in February 1986. Chairman inquired if Art Commission could be involved now so that art work will be completed at the same time as garage. Mr. Osborne informed that he has met with them a number of times toward this end. They have suggested neon art work. Chairman suggested that because of adult school at Marina, we should think about special rate for them.

Report of Paul Newman on Status of Renovation of Civic Center Plaza Garage

Mr. Newman reported the project bids will be opened October 17. Elevators have been completed and there are now three operating elevators. Maryann Wagner of HJ Degenkolb presented the plans and described them. Three contractors are bidding for the job. She suggested that there should be included in these plans repair of stair treads and investigating and repair leak in stair #4, and an allowance of $2,500 be included in the bid. Also had proposal for alternate work on gas and oil storage tanks, office alterations, additions to door at level #1, partition at level 3 and repair made in foundation slab and guide supports at McAllister Street ramp.

Resolution 1008 - Commendation of George Wong, Deputy City Attorney

Chairman stated that Mr. Wong had done an excellent job and put some language in Parking Authority leases that protected us very well. The board joins him in wishing Mr. Wong well in his new assignment.
Adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno.

Report of Paul Newman on Status of Painting 5th & Mission Garage

Mr. Newman called on Mr. Ben Farlatti, who reported that the basement needs painting - approximately $70,000; first floor should be painted - approximately $67,500; second, third and fourth floors - approximately $64,000; stairs are a must - $4,000. Money would have to come from non-profit corporation as operating fund does not have money.

Director stated that some time in the past Chairman had urged that 5th & Mission do some promotion to build up garage useage. Outside of garage was painted last year, but inside not painted since garage was built. Really needs to be upgraded before we promote it. Also has questions as to whether lighting should be replaced. Mr. Farlatti will have electrical engineer look at this. Chairman would like to see painting done right away. Unanimously approved.

8. Adjournment

Meeting adjourned at 3:05 PM.

Respectfully submitted,

Ray King
Director

ABOVE MENTIONED DOCUMENTS ON FILE IN
OFFICE OF THE PARKING AUTHORITY

0113A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
487th Regular Meeting
Parking Authority

Thursday, November 14, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St. SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting October 10, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Resolution 1007 - Approving the Revocation of Property Owners' Rights to Use Street Mall Area at the Moscone Center Garage for Truck Delivery and Recommending Same to the Board of Supervisors for its Approval (Put over from October meeting)

   Renovation Work at Civic Center Plaza Garage

7. New Business
   Presentation of Mission-Coleridge Project

   Resolution 1009 - Assignment of Performing Arts Garage Lease to Five Star Parking

   Resolution 1010 - Approving and Adopting Seventh & Harrison Parking Plaza Legal Documents and Recommending Authorization to Lease

   Request from Downtown Parking Corporation for new public address system for $3,730

   Request from Department of Electricity dated November 4, 1985 for $1,305,419 to purchase 1,000 parking meters and major related parts for fiscal years 1985/86 and 1986/87

   Approval of Parking Authority First Quarterly Report

8. Adjournment

0169A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, November 14, 1985
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Stein, City Parking Co.
Ben Farlatti, S.E. Onorato, Inc.
Dick Dole, Ellis-O'Farrell/Japan Center
Paul Newman, Keil, Connolly & Barbieri
Richard O. Guynn, Sutter-Stockton Garage
Marty Zwick, George Miers & Associates
George Miers, Architect, 420 Sutter St., SF
Michael Reed, Director of Housing Program
Ben Golden, BRIDGE
Raj Sahai, Structural Engineer

ABSENT: Mr. Francis H. Louie

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of October 10, 1985 adopted as presented.

3. Director's Report
CAO Loan
Director reported that CAO has a journal entry going through Controller's office to make the first of four annual payments in the amount of $333,000 to repay the 1972 loan. Chairman commended Mr. King on his success in getting this loan repaid.

Market/Noe

There is a possibility that we could join with developer planning two floors of commercial with parking above. This was never formally brought to Authority because plan must first clear Planning Commission. It was before Planning last Tuesday and was put over for two weeks. At this point the proposal calls for 110 stalls of metered parking above two floors of commercial space. At present there is no structural plan. Only estimated project costs have been prepared. Mr. James Cheng has reveiwed consultant's estimates and feels the allocation of construction costs would need to be negotiated if the project proceeds.

Polk-Bush

Director is meeting tomorrow with present owners, structural engineer from Degenkolb and with tenants of adjoining properties who have to clear a quit claim deed. Have an old soils report on the property which was done by owners. Chairman stated if agreement can be reached, it may be necessary to call a special meeting to that Parking Authority can approve purchase of property. Director stated supplemental appropriation has already cleared Mayor's office and waiting for purchase agreement..

Mission-Bartlett

Two weeks ago bonding company and insurance company were notified of the problem and we are awaiting response from them. Jack Pizza, Deputy City Attorney, will be calling lawyers for bonding company to find out what they intend to do.

16th & Hoff

Mr. Hultgren, Mr. Hagerty and Director met with project engineer and asked him to prepare written report on subject and preview recommendations regarding problem of rain-soaked soil. The contractor will be notified he has exceeded the established time for the contract and now is subject to liquidated damages.

Budget

Director stated City is going through an interesting phenomenon regarding hearings on this year's budget on various ways of accommodating need for money. Parking Authority is up this afternoon. The Budget Analyst has recommended no changes in our budget and believes that is way it will turn out.

Meter Revenue Report

Chairman asked about request from Department of Electricty to purchase conversion kits for meters. Director stated he wants to get together with them to try to clarify their figures. Because of low bids on parking meters, it might be better to buy new meters.

Vallejo Street Garage

Assistant Director reported that both the contractor and DPW should be commended. Garage reopened on time after a two-week closure. The operator, Metropolitan Parking fulfilled their obligation. Interior was painted and it looks like a new garage. Exterior painting is being done now and is scheduled to be completed next week.

Fifth & Mission

Mr. Ben Farlatti advised that painting of lower level at Fifth & Mission is one-fourth completed, and anticipate that all downstairs and lobby will be completed before Thanksgiviing. The rest will be completed after January 15, 1986.

4. Report of Legal Counsel - None

Director stated that draft of agreement re Performing Arts Garage had been received from Tudor. It was returned and now in process of going over a few minor points.

5. Commissioners' Questions and Matters

Member Salarno said that in the past there had been talk about other properties in the North Beach area, stating that he attended meeting of businessmen and property owners in the area. He asked if there had been any further discussion and Director said he had been negotiating for better part of year on the North Beach Garage plus the empty lot next door, which are across the street from the Vallejo Street Garage. There has been problem in trying to accommodate two families who own the property. Real Estate Department has completed study and Wally Wortman will probably meet directly with representatives of two families. Next step will be negotiation. Payments to families will be as much, if not more, than they are getting now. However, don't believe this narrow street can take two garages. There are still monthlies in Vallejo. Chief Con Murphy has asked whether SFPD can rent spaces in our garage because there is no place for black & whites.

Seems we might be able to accommodate several problems at once. We might close Vallejo Street Garage for public use and have monthly parkers and police only, so that it would be an unattended closed garage with no in/out privileges.

Member Salarno asked status of joint Parking Authority and City Planning Commission study. Director received final draft that has now cleared Planning Dept. He has reviewed it and has some minor changes. It will probably be presented to both commissions at a joint meeting.

Chairman asked whether Director had been contacted by Tax Collector since the last meeting. Director stated he had received an additional report, but now has problem with zone dollars, which are way off. Believe problem is in reporting. When down $40,000 in a zone collection area, there is a problem in accounting, not in collection. Brophy study may find fault with size of those zones.

6. Unfinished Business

Resolution 1007 - Approving the Revocation of Property Owners' Rights to Use Street Mall Area at the Moscone Center Garage for Truck Delivery and Recommending Same to the Board of Supervisors for its Approval (Put over from October meeting)

In meetings with property owners they have suggested an alternative of a time limit on the mall. In the process of saying "no" to that, another possible alternative was discussed, which is now being explored.

With the exception of one owner, meets with approval of all the rest. Problem could be accommodated with 18' to 27' at back end of mall where trucks could pull in to go back on the street. This is now in the hands of Traffic Engineers to determine adequate turnaround space. Therefore, this item was put over to next meeting.

Gas Tank Removal

Director stated that subject to soil testing that shows no leakage, Fire Department has reversed itself on removal of gas tanks and now agrees that if there is no leakage they can be filled in place. Tuesday morning Mayor appointed Task Force of all City departments who have gas tanks to put together one bid to be reimbursable by the State.

Renovation Work at Civic Center Plaza Garage

Letter from Paul Newman gives breakdown of additional costs. Director suggested that we recommend to Recreation & Park Dept. until we get joint working agreement done. Mr. Newman informed that this has been approved by Recreation & Park Finance Committee and will go before full committee on 21st. Unanimously approved.

7. New Business

Presentation of Mission-Coleridge Project

Director informed that he had been approached to see if there was interest in doing a joint venture. The land is at the old Sports Center Bowling Alley at 30th and Mission. Planned project includes Standard Brands commercial, housing, parking and a park. Director introduced Mr. Marty Zwick, who stated he had been approached by Bernal Heights Neighborhood Foundation, who had approached Standard Brands with idea of putting housing atop their planned store on Mission Street. Have agreement with Standard Brands allowing 35 units of housing atop their store. Hope to provide as many as 140 spaces on two different levels, including Standard Brands' required parking. Mr. Zwick introduced Mr. George Miers, Architect, who described the project as it stands up to this point. Director emphasized that this is an "opportunity" project rather than an "immediate need" project, stating that there is no immediate need for parking in the area at this time, but is looking to the future when there will be a need, but there will be no available place to put parking. This is also a "participation" project where the Parking Authority will not be required to buy land. However, with our now pending projects, there is a cash flow problem. Director will be meeting with Controller to get a very precise description of what the money situation is. Obviously, cannot go for a supplemental when money is not there. Would investigate trying to do in much the same way as Market-Noe.

Member Salarno stated he liked this concept and would like to carry forward, but doesn't want to see problems like 16th & Hoff. Chairman said he would like to see this project go forward but doesn't feel the Parking Authority should pay $44,000 at this time for a design that may not go through, stating they should first go to Planning Department and to Mr. Bill Witte of Mayor's Office of Housing & Economic Development. Felt this was a futuristic plan and not needed at present.

Mr. King said that perhaps what we are really asking is are we interested in proceeding with parking at this time. If not, further discussion is a waste of everyone's time. Members Hester and Salarno felt there was not enough information today to make a final decision. Chairman asked that they come back with a project showing Parkingur stalls will be and stating X number of dollars. When design is completed we will be in a new fiscal year and may be able to budget for this project. Chairman said he would be willing to put this over for a month so they might come back with a more completed project.

Members unanimously agreed to put this item over to next month.

Resolution 1009 - Assignment of Performing Arts Garage Lease to Five Star Parking

Due to question of legality raised by Ben Farlatti, this item was put over to the next meeting.

Resolution 1010 - Approving and Adopting Seventh & Harrison Parking Plaza Legal Documents and Recommending Authorization to Lease

Adopted by following vote:
Ayes: Members Short, Hester, Muschi, Salarno

Request from Downtown Parking Corporation for new public address system for $3,730

After explanation by Mr. Paul Newman, unanimously approved.

Request from Department of Electricity dated November 4, 1985 for $1,305,419 to purchase 1,000 parking meters and major related parts for fiscal years 1985/86 and 1986/87

Put over to next meeting.

Approval of Parking Authority First Quarterly Report

Unanimously approved.

8. Adjournment

Meeting adjourned at 3:40 PM.

Respectfully submitted,

Ray King
Director

0180A

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OFFICE OF THE PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
488th Regular Meeting
Parking Authority

Thursday, December 12, 1985
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

1. Roll Call

2. Election of Officers

3. Adoption of Minutes - Regular Meeting November 14, 1985

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

7. Unfinished Business
Approval of Final Plans for Lombard Street Garage

Resolution 1007 - Approving the Revocation of Property Owners' Rights to Use Street Mall Area at the Moscone Center Garage for Truck Delivery and Recommending Same to the Board of Supervisors for its Apprval (Put over from November meeting)

Resolution 1009 - Assignment of Performing Arts Garage Lease to Five Star Parking (Put over from November meeting)

8. New Business
Request from Controller dated November 20, 1985 regarding Modification of 1985/86 Budget of Uptown Parking Corporation Necessitated by Greater Than Anticipated Legal Expenses in the Bashford Litigation

Resolution 1010 - Approval of Request of Director of Property dated December 3, 1985 for Supplemental Appropriation in the Amount of $37,500 to Supplement 1985/86 Real Estate Department Work Order

Request from Uptown Parking Corporation for approval of expenditure not to exceed $19,000 for new street sweeper

Executive Session

9. Adjournment

0230A

SAN FRANCISCO PARKING AUTHORITY

December 12, 1985

The Meeting Report for this meeting is missing

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
489th Regular Meeting
Parking Authority

Thursday, January 9, 1986
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

1. Roll Call

2. Adoption of Minutes - Regular Meeting of December 12, 1985

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Unfinished Business
   Resolution 1012 - Authorizing Expenditure of Funds for Construction at Moscone Center Garage

   Second Presentation of Mission-Coleridge Project (Standard Brands)

7. New Business
   Resolution 1013 - Proposed Lease Amendment to the Performing Arts Garage due to Construction of Commercial Space

   Resolution 1014 - Increasing Rates at Various City-Owned Garages and Parking Lots due to Increase in City Parking Tax

   Resolution 1015 - Purchase of Parking Meters and Related Supplies

   Parking Authority will recess for Executive Session re 16th & Hoff Parking Facility

8. Adjournment

0296A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

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Thursday, January 9, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco Ca 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Francis H. Louie
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Hashimoto, Japan Center Garages
Jim Hurley, Coleridge Street Neighbors
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Ben Farlatti, Onorato Corp.
Bob Baker, Metropolitan Parking
Nicky Cheung, Metropolitan Parking
Michael Reed, Bernal Heights Community
David Collins, Pansini Corp.
Richard Dole, Ellis-O'Farrell/Japan Center Garages
Benjamin Golvin, BRIDGE Housing Corp.
Norman Rolfe, SF Tomorrow
David Cain, System Parking
Robert Badgley, Department of Public Works

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of December 12, 1986 adopted as presented.

3. Director's Report
Meeting Notices
Director advised that since our meeting notices do not appear in the newspaper, and Friday mailing does not really give sufficient time for people to prepare for our meetings, if there is no objection notices will be mailed ten days before meeting date.

Lombard Street

Planning Commission has put out negative EIR. There is question of whether we need to meet the Title XX Energy Conservation requirements. They have to be met. Additional cost of about $30,000 and would be better done at time of construction, because once concrete is poured it will be impossible to do. Should be going to bid on construciton first week of February.

16th & Hoff

Will be discussed in Executive Session. Deck for housing was poured last Thursday, on schedule.

Mission-Bartlett

Concrete work alongside of building is in. All of housing is complete except for cleanup work in the interior. On Thursday loaded 635 yards of dirt on top and putting plants in place. At this point, don't know what they plan to do for parking. Mayor received letter asking for speed in solving problem. Their attorney asked for permission to photograph files, which they did yesterday.

Bush-Polk

No report. Given owners to January 20. Have been discussions between Real Estate Department and representatives of owners, but no developments at this point.

Churchill Alley

Real Estate Department, representing Parking Authority, has met with owners of parcel at Vallejo Street and Churchill Alley. No new developments.

4. Report of Legal Counsel - None

Chairman requested report on Barnes suit with regard to Mission-Bartlett.

5. Commissioners' Questions and Matters

Chairman requested brief summary on lot cleaning. Director reported that basically faced with same problem City is faced with on streets and sidewalks: dumping of sofas, refrigerators and mattresses. Mr. Hagerty and Mr. King will be meeting with representatives of Purchasing Department and contract will go out to bid requiring that contractor clean more than just debris in future. At Polk-Bush find evidence of construction materials being dumped. Will try to get some surveillance to catch people doing dumping. CAO is investigating possibility of raising all garbage collection rates and allowing anything to be put out for trash collectors once a week.

Director stated that members had in their folders copy of memo Parking Authority sent to Mayor. Some time ago gave her count on current registered vehicles and those exempt from registration. Mayor asked for rundown on that figure for five and ten years ago. In 1975 in City & County of SF there were 368,744 such vehicles; there are now 414,523, an increase of about 50,000. Memo to Mayor noted there are three things not included in that total:

Illegally unregistered cars, out of state cars and cars housed in SF but registered elsewhere to avoid auto insurance costs.

In reply to Member Hester's question, Director stated draft of parking study by Planning Department has been sent to Mayor and is being reviewed in

her office at this time. Has asked for meeting with Mayor when she had time to digest regarding what approach she wants to take. Her original letter asking for the study was to Toby Rosenblatt, President of Planning Commission, and Chairman Short.

6. Unfinished Business

Resolution 1012 - Authorizing Expenditure of Funds for Construction at Moscone Center Garage

After discussion, adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

Director returned to Director's Report, stating that this commission is on record that they are in favor of the expansion of the Ellis-O'Farrell Garage, and have authorized some expenditure of money on the architectural side toward that goal.. At the Ellis-O'Farrell board meeting yesterday it was pointed out that going in tandem to try to arrive at a point where the City's approval, short of building permits, would be obtained was the fact that there also needs to be an EIR, which can take one of several forms. Geof Adams of Pfleuger Architects is working with the Ellis-O'Farrell board. EIR can go with a negative declaration, modified negative declaration in which more information is needed, etc. There is no way of knowing at this time what that is likely to be, but process needs to be started. Starting in July of this year there will be major construction at the corner of O'Farrell & Stockton. It might be advisable to get all construction done during that time. Dean Macris agreed, and Dick Dole has sent to Dean Macris schematic drawings. Mr. Macris and staff will review to see if they could get underway and finish while other construction is going on. At yesterday's meeting of Ellis-O'Farrell Board a presentation from architects indicated they could need up to $110,000, depending upon how much of an EIR was needed and hor much information Planning Dept. required. They voted to approve that as a maximum amount subject to architect returning to them each step of the way for approval if necessary. In order for them to get started, Director asked for an informal indication from the Parking Authority as to whether they would have any problem approving expenditure when it is formally proposed. This expansion will add two floors and 325 spaces. No objections were noted.

Second Presentation of Mission-Coleridge Project (Standard Brands)

Director stated that numeours letters had been received from people in the area, all supporting this project. At the first presentation Authority asked for two things: Time for them to review and make a formal presentation of precisely what developer wanted to do and time for the commission to go out and inspect the area. Letter from Ben Golvin of BRIDGE dated December 19, 1985 indicates specific proposal and asks the Parking Authority to give some indication to Standard Brands that they will support the re-payment of the cost of their constructing an 89 space facility.

They ask the Parking Authority to consider purchasing this parking facility under the following conditions: Standard Brands will construct an 89 space facility above their store level on a "turn-key" basis at a cost not to exceed $9,000 per stall, or a total cost to the Parking Authority of $801,000. Any additional costs will not be borne by the Parking Authority. Parking Authority costs will be reduced if cost is less than $9,000 per stall. At

completion, developer of housing will purchase from Parking Authority enough stalls to meet requirements of City Planning Dept. Parking Authority will work with development team to negotiate access to parking facility from Virginia Street. Parking Authority would agree to close garage as necessary to construct housing and park.

Director pointed out does not believe there is sufficient money to proceed at this time, but the Parking Authority will not make the final decision. In the final analysis, those who can make this commitment are the Board of Supervisors by approving supplmental appropriation request, and the Mayor by signing it. A letter dated January 6 from Mayor to Chairman Short indicates her support of the project.

After lengthy discussion, Parking Authority indicated unanimous conceptual support of this project.

7. New Business

Resolution 1013 - Proposed Lease Amendment to the Performing Arts Garage due to Construction of Commercial Space

Director recommended that permanent cashier's booth be purchased to be paid for by operator and deducted from his rental payment. Purchase not to exceed $3,700. Resolution adopted by following vote:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

Resolution 1014 - Increasing Rates at Various City-Owned Garages and Parking Lots due to Increase in City Parking Tax

After lengthy discussion in which operators disagreed with many of the proposed rate changes, a meeting was set with the operators for Wednesday, January 15 at 2:30 to discuss rates. This matter was put over to special meeting set for Friday, January 17, at 1 PM. Since Ordinance 577-85 will take effect March 1, 1986, and resolution 1014 must be expedited, it was adopted without recommendation as follows:
Ayes: Members Short, Hester, Louie, Muschi, Salarno

Resolution 1015 - Purchase of Parking Meters and Related Supplies
After discussion, adopted by following vote:
Ayes: Member Short, Hester, Louie, Muschi, Salarno

Meeting recessed at 4:50 PM for Executive Session re 16th & Hoff.

Meeting reconvened at 6:10 PM. Vote was taken on approval of signing change order No. 6:

AYES: Members Hester, Louie, Muschi, Salarno
NOES: Member Short

8. Adjournment
Meeting adjourned at 6:15 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS
ON FILE IN OFFICE OF PARKING AUTHORITY

0339A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Special Meeting

Friday, January 17, 1986
1:00 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

Present

Authority Members:	John Patrick Short, Chairman
	Mrs E. Porcher Hester
	Mr. Francis H. Louie
	Mr. Achille H. Muschi
	Mr. Michael S. Salarno
Authority Staff:	Ray King, Director
	Kevin M. Hagerty, Assistant Director
	Lucy M. Clancy, Recording Secretary
Guests:	Robin Evans, San Francisco Progress
	Bob Baker, Metro Park
	Albert Andrade, Allright San Francisco
	Ben Farlatti, Onorato Garages
	Dave Collins, The Parking Place
	Charles Holt, System Parking
	Dick Dole, Ellis-O'Farrell/Japan Center Garages
	Norman Rolfe, San Francisco Tomorrow
Absent	Julian Hultgren, Deputy City Attorney

Meeting was called to order at 1:35 PM.

1. Resolution 1016 - Increasing Rates at Various City-Owned Garages and Parking Lots Due to Increase in City Parking Tax

   Adopted by following vote:
   AYES: Members Short, Hester, Muschi, Salarno
   ABSENT: Member Hester

Member Hester arrived at this point in meeting.

2. Approval of Parking Authority Budget
   After lengthy discussion, unanimously approved.

3. Amendment to Resolution 1015 to Add $26,600 for Engineering Studies
After discussion, unanimously approved.

Meeting adjourned at 1:45 PM.

Respectfully submitted,

Ray King
Director

0350A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
490th Regular Meeting
Parking Authority

Thursday, February 13, 1986
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

1. Roll Call

2. Adoption of Minutes - Regular Meeting of January 9, 1986
Special Meeting of January 17, 1986

3. Director's Report

4. Report of Legal Counsel

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5. Commissioners' Questions and Matters

6. Unfinished Business
Signing at Performing Arts Garage

Request for Budget Increase - Ellis-O'Farrell Garage
Japan Center Garage

Request from Gordon H. Chong & Associates for contract modification in the sum of $1,208 for additional traffic data information required by the City Planning Department for environmental review

7. New Business
Request from Ellis-O'Farrell Parking Corporation to approve architectural fees re expansion

Resolution 1017 - Authorizing Director to Sign Change Orders Under $10,000 for Construction of Performing Arts Garage Commercial Space

Resolution 1018 - Authorizing Director to Sign Change Orders Under $10,000 for Construction of Moscone Center Garage Commercial Space

Change Orders regarding Performing Arts Garage and Moscone Center Garage

Resolution 1019 - Authorizing Lease of Golden Gateway Garage

Executive Session regarding Mission-Bartlett Parking Plaza.

8. Adjournment

0351A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

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Thursday, February 13, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

Present

Authority Members: John Patrick Short, Chairman
Mrs. E. Porcher Hester
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
David Collins, The Parking Place
Marvin Marx, MetroPark
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Paul Newman, Attorney, 244 Kearny St., SF
Richard Stein, City Parking
David Cain, System Parking
Richard O. Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Richard Hashimoto, Japan Center
Laura Hogan, 717 Market St., SF

Absent Mr. Francis H. Louie

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting January 9 and special meeting January 17 adopted as presented.

3. Director's Report
Bush-Polk
Price for lot has been agreed on provided nine foot air and light easement is cleared. Easement has not been cleared. Price is agreeable to the owner but tenants, who have option to buy, have raised problems concerning equipment in the building. Language to go into the deed has been proposed. It is being reviewed and will be submitted to some people interested in bidding. Item still pending.

Meters Area of Performing Arts Garage

Some time ago the question was raised regarding meters in the area of Performing Arts Garage. DPW held a public hearing and the idea was dropped. However, it is back again and they are actively working with merchants and some apartment owners who now want meters. Will be meeting with them shortly to walk the whole area. DPW is prepared to hold another hearing.

Lombard Street

Agenda Item 6 is request for additional money for Gordon Chong because of request from Planning Department for additional traffic data. That item is to be removed from the agenda. Planning Department will issued negative declaration without additional information. Plan check will be done. Negative declaration has ten days for appeal. Without an appeal it will be ready to go to bid in early March.

Laguna Honda - 7th Avenue

The School District is reviewing all leases because of 2/3% annual increase in children coming of school age. They are looking to see what they have leased that may be needed in the future and will be making recommendations to the School Board. Parking Authority has budgeted money for that project and work order money to DPW, but has been put on hold until School District project is completed.

Assistant Director reported that DPW is coordinating installation of approximately 50 meters on Geary and approximately 40 meters on Sixth Avenue, which will be done in two weeks.

Mission-Coleridge

Attorneys for non-profit housing are working with attorney for Standard Brands on a formal agreement to come back to Parking Authority. Director of non-profit housing has asked for meeting with Mayor to discuss parking on top. Chairman of Board of Standard Brands is coming to meeting.

16th & Hoff

Assistant Director reported that under agreement with Leonard Salomon, they were to finish the first deck so that Parking Authority could open on the 15th and they are right on schedule. Salomon finished with all work as of yesterday. DPW is installing meters today. Opening possibly tomorrow or Saturday. Director stated that hearing on "no parking" on Rondell Street will be held tomorrow.

New Commissioners

Director reported that Mayor has appointed two new commissioners to the Parking Authority: James Ho: vice Francis H. Louie and Q. Todd Dickinson: vice Achille H. Muschi. Mr. Dickinson came to the Parking Authority office and met with Director for approximately 1-1/2 hours before meeting with Mayor, to make sure he wanted to make commitment before he was appointed. Mayor is very pleased with the new appointments, and has sent a letter to Member Muschi and, presumably, to Member Louie, expressing thanks many years of service. At this point the two new appointments have been sent to the Board of Supervisors and the hearing will be on the 25th of February at Rules & Legislation Committee and on Board calendar March 3. Mr. Ho has expressed interest in making commitment on self-parking at St. Mary's Square Garage.

4. Report of Legal Counsel

Mr. Hultgren stated that after the regular business today, the Parking Authority will recess for Executive Session regarding pending litigation by William G. Barnes, and to discuss evidence that has come to Director's attention regarding possible thefts from parking meters.

5. Commissioners' Questions and Matters

Chairman requested letter to be sent to Gordon Chong inviting him to go over all change orders so that these mistakes will not be made a second time.

Chairman requested letter be sent to Supervisor John Molinari asking that a Certificate of Merit be prepared for Members Louie and Muschi for their long service on this Board, stating he would like to do something for them at the next meeting.

Member Muschi then resigned as Vice Chairman of the Parking Authority. Chairman thanked him for his service as Vice Chairman. Member Muschi nominated Member Michael Salarno as Vice Chairman, seconded by Member Hester. Vote was unanimously in favor.

In reply to Member Hester's question, Director stated that Planning Department parking study was returned to Mayor to be released directly by the two departments. There are still some problems with language and in process of making changes.

Brophy report is not out yet - believe they have two more months to complete it under their contract.

6. Unfinished Business

Signing at Performing Arts Garage

Director and Assistant Director went with Laura Hogan to review signing in terms of contract with Thomas Swan. In process Ms. Hogan pointed out that many signs had been put in a miscellaneous variety. Laura Hogan reviewed her proposal. Chairman disapproved of coming back for 24 signs after garage had been open for 2-1/2 years. After lengthy discussion this item was unanimously approved, with the provision that any future signs will be paid for by the operator and will conform to the overall pattern of signing. Also, when we get garage back it will be responsibility of operator to replace any missing signs.

Request for Budget Increase - Ellis-O'Farrell Garage
Japan Center Garages

After discussion, both items unanimously approved.

7. New Business

Request from Ellis-O'Farrell Parking Corporation to Approve Architectural Fees re: Expansion

Asked that they try to coordinate this expansion with construction at the corner where they are doing retail and office..
Unanimously approved.

Resolution 1017 - Authorizing Director to Sign Change Orders Under $10,000 for Construction of Performing Arts Garage Commercial Space

Adopted by following vote: Ayes: Members Short, Hester, Muschi, Salarno

Resolution 1018 - Authorizing Director to Sign Change Orders Under $10,000 for Construction of Moscone Center Garage Commercial Space

Adopted by following vote: Ayes: Members Short, Hester, Muschi, Salarno

Member Salarno suggested a meeting with James Cheng, feeling that there must be a way of working so that there will be no change orders.

Change Orders Regarding Performing Arts Garage in amount of $3,372
Unanimously approved.

No change orders received for Moscone Center Garage.

Resolution 1019 - Authorizing Lease of Golden Gateway Garage
Adopted by following vote: Ayes: Members Short, Hester, Muschi, Salarno

Mr. Ben Farlatti spoke regarding St. Mary's Square Garage, stating that on October 1, 1985 there was a new operator and since then not one single thing has been done. There has been no painting done, control has not been done, rolling doors have not be put in, tanks have not been taken out, none of piping taken out of basement or third floor, and fifth floor opening has not been closed. He expressed concern in that if a bidder can ignore $3/500,000 expenditure it will make a considerable difference in how they bid in the future. He said he would like to know what has been done and what is intent of the corporation and City of San Francisco on putting this sort of thing in leases and ignoring them.

Director explained that under lease only painting is necessary to be done in 120 days. In looking at garage, some structural problems were found - crack in cement has been leaking water. Bureau of Engineering doing a study on whole garage, and is due in the next day or two. By letter to Metro we have waived 120 days because there is no sense in painting, then doing structural work. Other items were required to be completed in 180 days - rolling door; tanks, which are being held up by City - equipment in 120 days. Computerized revenue equipment has been submitted to us for approval. Most of work that has to be done on underground tanks is reimburseable to the City by the State, and we are trying to do all City tanks at once. Have now located over 363 tanks. Assistant Director stated that after talking to Steven Soo no major structural work at St. Mary's is anticipated. There are some leakage problems that need to be corrected. In most areas the garage can be painted right away. Do have 180 days to complete work, so that deadline is March 27.

Chairman asked that this be on March agenda to see what has progressed with regard to time element, and that someone investigate.

Meeting recessed at 3:20 PM for Executive Session.

Member Salarno left meeting at 4:05 PM.

Meeting reconvened at 4:15 PM.

Meeting adjourned at 4:20 PM.

Respectfully submitted,

Ray King
Director

0416A

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
491st Regular Meeting
Parking Authority

Thursday, March 13, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

1. Roll Call

2. Adoption of Minutes - Regular Meeting of February 13, 1986.

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Unfinished Business
St. Mary's Square Garage - Report on Exhibit B Requirements
Report on Self Parking Program

Supplemental Appropriation - Ratifying $112,219 Increase to Accommodate Parking Meters for Yellow Zones in Downtown Core Area.

7. New Business

Japan Center Garage - Approval of The Parking Place Replacing National Braemar as Operator at Japan Center Garage

Request for Budget Amendment - Golden Gateway Parking Corporation

Resolution Commending Chief Con Murphy on Retirement

Approval of Parking Authority Second Quarterly Report.

8. Adjournment

0449A

ARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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ADDENDUM

TO

MEETING NOTICE

March 13, 1986

Unfinished Business

Award of Lease of Seventh & Harrison Parking Plaza to Golden Gateway Parking Company

0464A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, March 13, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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Present

Authority Members: John Patrick Short, Chairman
Mr. Achille H. Muschi
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Attorney
Herman Elins, Five Star Parking
Charles Holt, System Parking
David A. Pansini, The Parking Place
Ben Farlatti, Onorato Garages
Marvin Marx, Metropolitan Parking Corp.
Dick Dole, Ellis-O'Farrell/Japan Center Garages
James K. Ho
Q. Todd Dickinson

Absent: Mrs. E. Porcher Hester
Mr. Francis H. Louie

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of February 13, 1986 adopted as presented.

3. Director's Report
Moscone
Assistant Director reported that work on commercial spaces at Moscone Garage proceeding on schedule - approximately 53% of work has been completed in about 33% of alloted time. Electrical work to be done the middle to the end of next month and contractor scheduled to be out by mid May.

Performing Arts

Work at Performing Arts Garage also proceeding on schedule and should be completed first part of July.

16th & Hoff

Lot is open and about 20% of garage is occupied. Staff in process of getting DPW to re-install directional signs and once that is done, use of garage should improve. Lumber has been removed from entrance, but fence around building is still there and will have to remain for safety reasons because of construction on building above. Delay of opening was caused by PG&E's lack of ability to install electrical service, which was scheduled during period of excessive rain and crews were pulled off to handle emergencies in City. Some fixtures had been vandalized and Contractor was responsible for repair of those fixtures. Chairman stated that it had been agreed this lot would be open on the 15th. Director informed that the fixtures were up in advance of opening but were damaged approximately February 26. Chairman directed that since the completion date for the second deck was the 10th of April, he wanted striping of second deck done prior to that time. Director stated that wheel blocks and striping can go in any time, but if they are put in too soon and any damage is done, Parking Authority will have to pay for it - not the contractor.

Golden Gateway

Director reported that on Tuesday Mayor had sent to the Board the agreement and ordinance that would terminate the lease between the Golden Gateway Parking Corporation and the City of San Francisco as of the end of April. It will be on calendar of Finance Committee next Wednesday. The agreement for termination provides that physical custody of the garage and the records be turned over to the Director of Property. As part of that agreement the City will assume the responsibility of the corporation in the operating agreement with the Pansini Corporation which expires on June 30. Operator will take over on June 1. Mr. Julian Hultgren, Deputy City Attorney, stated that the corporation delayed in reaching an agreement with us as to how the turnover was to take place. We had hoped to make the turnover effective November 1, but each time it was changed to the following month when the corporation came up with new objections to agreement. Agreement was finally reached about two weeks ago.

Mission-Bartlett

Meeting was held with attorney for bonding company and his structural engineer, Paul Fratessa, our structural engineer, and Steven Soo of DPW Bureau of Engineering. Bonding company agreed that they have liability; that the work was not properly done. All three structural engineers appear to agree on a possible corrective action. Bonding company authorized us to issue a new contract to Paul Fratessa to insure that the problem could be corrected by adding 1-1/2" on top of the slab with rebar in it. Everyone seems to agree that if the additional load can be handled by the support beams, it will work. There are still two sections under the slab to be looked at. Bureau of Engineering looked at the piping in terms of height limit and pointed out some areas where changes will have to be made in the piping to give same clearance as we have presently. Director met with Jack Pizza this morning. Mr. Pizza

will call bonding company suggesting structural engineers start costing out the price of the correction. Responding to Chairman Short's question, Director replied that current live load is 12 pounds per sq. ft., current code is 50 pounds per sq. ft. Chairman questioned whether adding 1-1/2" would be sufficient to get the additional 38 pounds, stating he felt this was a patch job. He said that we have not received anything in writing stating that this would be an equal or superior job. He suggested that perhaps a consultant should be have to make sure that 1-1/2" would be sufficient. Director stated that it was not just the cables, but also the rebar that was out of place. What the engineers are proposing is to lay additional rebar and bond it to the existing slab. The three engineers feel that this will bring it up to 50 pounds per square foot, and it will be the bonding company's responsibility to insure corrected work is done properly. Chairman stated he had never seen anything in writing from the engineers saying that this will last the life of what the original would, or that we will get the 50 pounds live load for the life of the garage. Director responded by saying the weight of that additional slab would still be supported by the pillars underneath, or would there have to be additional shoring. Paul Fratessa is reviewing this now and will be submitting a report which will come before the Authority. Chairman stated he was tempted to say that we should call in a consultant to have questions answered, and to be sure that 1-1/2" will be sufficient, feeling the he and the other commissioners do not have enough engineering knowledge of construction. Director stated that there is no reason that report cannot be submitted to another structural engineer for comment.

Director reported that Al Borvice had written to Director of Property asking for handicapped spaces for use of the residents and loading spaces on street. He was turned down on the loading spaces. He will also file a claim against the City and we have asked the bonding company to hold the City harmless for any of his claims. There is a question at this point as to whether there are any provable damages. They have also recently written asking for a letter indicating the status of the negotiations with the bonding company and assuring that the 51 spaces on the second deck will be available when the work is done. On advice of Deputy City Attorney this letter was not given. Mr. Borvice is applying to HUD and CHFA for a temporary occupancy permit which has to go to HUD and CHFA.

4. Report of Legal Counsel

Mr. Julian Hultgren stated that he had reviewed the draft prepared by the Real Estate Department on the Moscone commercial leases, and his final revisions are presently being completed.

Regarding the leases on the Lombard Garage, Mr. Hultgren stated he has just completed final draft. He stated that in putting these leases in final form, he has almost drafted an entirely new lease which he feels is much more coherent and more protective of the City than the previous leases, and will serve as a model for leases of similar type in future.

In elaborating on the indemnity question of the Golden Gateway turnover agreement, Mr. Hultgren stated that at the outset he stood pretty firmly against an indemnification clause for directors and officers. However, Mr. Robert Adams, attorney for the corporation, felt that if the non-profit corporation were not to turn over the garage to the City at this time, the corporation would still be in existence and the directors and officers would be

entitled to, at least, a certain amount of indemnification and protection from the corporation. The provision Mr. Hultgren has drafted indemnifies against civil claims only (no crminal claims), and is limited to the amount of funds they turn over to the City. Excepted from the indemnity are any intentional wrongful acts that may have been performed or any acts there were in bad faith. Also, this agreement does not indemnify against any claims covered by either their errors and omissions policy or any other policy of insurance, and doesn't indemnify against any claims the City may have against them.

5. Commissioners' Questions and Matters

Chairman requested report on parking meter revenue, stating that they have nothing to compare with last year. Director called attention to the bottom of revenue sheets, noting that they showed the number of collection days related to the amount of money, and also reducing it to a daily take. Director stated there is a problem currently being investigated which might be a partial cause of loss in the last quarter, but is not ready to discuss it. However, Director stated that collections are above last year, probably due in part to the new locks. Director stated he will do a breakdown in next month's report.

Chairman asked how broken parking meters are reported. Director informed that there in a listing in the telephone book for Parking Meter Repair; we get calls from citizens who find broken meters; meter repair people also find some as they follow their routes, and meter collector's are supposed to report when a meter is broken. Chairman stated that there was a broken meter at his corner last Friday and today had not yet been repaired. He asked that this not be reported so he can see how long it takes to repair a meter in the normal course of events.

Chairman asked whether Parking Authority is doing yearly inspections on garage maintenance, and Mr. King reported that the Bureau of Building Inspection does an annual inspection to see that everything is in conformity with the code. He and Mr. Hagerty do a visual inspection of the garages for other than code items. Chairman brought up the item of the manlift at St. Mary's, which was claimed to be unsafe after a few days, feeling that perhaps we should go to semi-annual inspections. Mr. King stated that our goal is to inspect the garages every quarter apart from the BBI inspection.

6. Unfinished Business

St. Mary's Square Garage - Report on Exhibit B Requirements
Report on Self Parking Program

Director stated members had in their files appropriate pages of a report from the Structural Engineering Section of the Bureau of Engineers and a sheet showing each of the items in Exhibit B of the lease for capital improvements, indicating deadlines and status, which Director reviewed. He stated that painting at this time makes no sense because of leaking of the roof above the entrance on Kearny Street

Member Salarno expressed concern regarding Ben Farlatti's protest at the previous meeting that after award, lease terms are being ignored, stating that we should not be put in this position again. He said if there are bids operators should abide by their terms. Mr. Pansini stated in that some instances there are valid reasons for delays, stating that Metro is a very reputable operator, stating that a bid like this is done they bid based upon doing improvements and have that purpose in mind, but there are some things that

come up that might put a burden on this deadline, and the operator involved should be looked at. With someone like Metro, in reference to the amount of equipment, Mr. Pansini stated he too has problems with equipment companies who say they can install in 60 days, but can't do it for 90 or 120 days. Chairman stated his point was well taken, but we are about to go out to bid and have no way of prequalifying a succesfull bidder, so that a disreputable bidder could "nail us to the wall". Chairman suggested that perhaps in future contracts a dollar amount should be included for every day they go over the deadlines. Mr. Farlatti felt that Mr. Pansini was entirely wrong, stating that he had various specifications before the bid opening. Chairman asked that St. Mary's operator be informed this Board is very unhappy with the delays and unless movement is made steps will be taken. Mr. Marvin Marx of Metro stated they are aware of the concerns of the commission and will do everying possible to expedite installation of the equipment and the other improvements.

Supplemental Appropriation - Ratifying $112,219 Increase to Accommodate Parking Meters for Yellow Zones in Downtown Core Area
After discussion, unanimously approved.

7. New Business
Resolution 1022 - Japan Center Garage - Approval of The Parking Place Replacing National Braemar as Operator
Unanimously approved.

Request for Budget Amendment - Golden Gate Parking Corporation
Unanimously approved not to exceed $15,000

Resolution 1021 - Commending Chief Cornelius "Con" Murphy
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

Approval of Parking Authority Second Quarterly Report
Unanimously approved.

Resolution 1020 - Recommending Acceptance of Bid of Golden Gate Parking Companmy in Response to Call for Bids for Lease of 7th & Harrison Parking Plaza and Recommending Award of said Lease to said Bidder as the Highest and Best Responsible Bidder
Adopted by following vote: Ayes: Members Short, Muschi, Salarno

8. Adjournment
Meeting adjourned at 3:40 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
492nd Regular Meeting
Parking Authority

Thursday, April 10, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

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AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of March 13, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business

   Approval of Final Design of Lombard Street Garage

   Approval of Additional Architect's Fees for Redesign of Lombard Street Garage

   Approval of Art Enrichment at Lombard Street Garage

   Approval of Self-Park Program - St. Mary's Square Garage

   Approval of Color Combinations - Performing Arts Garage Commercial Spaces

7. New Business
   Approval of Sign to be Installed at 3rd Street Side of Moscone Center Garage

   Operating Budget for May and June for Golden Gateway Garage

   Presentation by Ernie Yates, Teamsters Union - Relationship between Union and Garage Operators

   Moscone Center Garage - Lease Revenue Bonds

   Resolution 1023 - Recommending Acceptance of Bid of Golden Gate Parking Company in Response to Call for Bids for Lease of Polk-McAllister Parking Lot and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

   Commendations of Achille Muschi and Francis Louie

   The Parking Authority will go into Executive Session at the close of their regularly scheduled meeting.

8. Adjournment

0571A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

ADDENDUM TO MEETING NOTICE

Parking Authority
April 10, 1986

New Business

Approval of Sign to be Installed at 3rd Street Side of Moscone Center Garage and Approval of Request for Storage Containers.

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, April 10, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Q. Todd Dickinson
E. Porcher Hester
James K. Ho
Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: H.W. Sanders, Golden Gateway Garage
H.P. Cunningham, The Parking Place
Ben Farlatti, Onorato Garages
Herman Elins, Five Star Parking
Charles Holt, System Parking
David Cain, System Parking
Bob Baker, Metropolitan Parking
L.R. Greenfield, Pflueger Architects
Richard O. Guynn, Sutter-Stockton Garage
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Tim Leonoudakis, Moscone Center Garage

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

Chairman Short welcomed new members, Mr. Dickinson and Mr. Ho, to their first official meeting of the Parking Authority, asking that all persons present introduce themselves so the new commissioners could get acquainted.

2. Adoption of Minutes
Minutes of regular meeting of March 13, 1986 adopted as presented.

3. Director's Report
Performing Arts Garage
Mr. Hagerty reported that construction in the commercial areas is 45% complete. The project is on schedule and anticipated to be completed in July. Additional signs to be installed tomorrow so that whole signing program will be complete.

Moscone Center Garage

Commercial addition is currently 85% complete and scheduled to be finished sometime next month. Waiting to determine how many tenants there will be so that we will know how many partitions to install.

16th & Hoff

Project is 96% complete. Has instructed contractor to do painting of garage walls. There is small problem involving installation of pole lights in open area. They have to be redesigned by contractor. Problem will be resolved by tomorrow afternoon.

Director stated that there is a requirement that the contractor install lighting below housing units, which will interfere with plumbing work left to do on housing. There was a time delay on the lighting fixtures on the lower deck because they were vandalized prior to opening. We plan to extend time for installation of fixtures on upper deck. Correspondence was put in the mail yesterday regarding Mission Housing Development Corp., quoting the agreement which states that after six months the rent on upper deck is $5,000 a month. The six month period ends today, and suggested Mr. Bourne might explore with his contractor how essential it is that he remain on that deck. Mr. Bourne's reply requested extension based on legitimate rain delay given the contractor. Director responded that our agreement with him does not accommodate rain delays.

St. Mary's Square

Director reported that there will be a meeting on Monday with Mary Burns, Director of Recreation & Park Department, to discuss how payment of needed repairs will be accomplished. Believes she will also bring up the question of expanding St. Mary's Park across the upper deck.

Vallejo Street/Churchill Alley

Real Estate Department met with attorneys for owners yesterday on proceeding with negotiations for lease of the land

Bush-Polk

There will be an executive session at the end of this meeting.

Standard Brands

Have not received draft of agreement.

Parking Authority Budget

Chairman and Director met this morning with Mayor, who requested that our budget reflect addition of $122,000, which will be work ordered to Electricity Department to pay salaries of three more parking meter repairmen. Budget was reduced by $46,700 which was budgeted cost for possessory interest tax on Golden Gateway Garage. Deleted because transfer documents have been approved by the Board, therefore, new lessee beginning July 1 will make those payments. Other than this and the loss of $250 travel money, the budget was approved as submitted.

Japan Center

Documents for transfer of Japan Center to the replacement for National-Braemar have been approved by Board, therefore, transfer will take place.

Tax Collector's Report

Received letters on correspondence sent by Sam Jung to both Brinks and Burns concerning their contract responsibilities. Sam Jung is no longer with Tax Collector's office, so we're almost back to square one on what we've been trying to do to get Tax Collector's report corrected on both contracts.

4. Report of Legal Counsel

Mr. Hultgren announced that after regular session, Parking Authority will go into Executive Session pursuant to provisions of Government Code Section 54956.9 Sub-Section C, which authorized closed sessions when a Government body is discussing whether or not to initiate litigation.

5. Commissioners' Questions and Matters

Commissioner Hester stated she had received several complaints within last two weeks regarding Golden Gateway Garage. There is an elderly, Italian gentleman working at peak exit hours. He is too slow and cars get backed up when he works the booth. It was stated that the line will continue to back up no matter who is working, until they get another booth and have two cashiers working and he has talked to Mr. King toward accomplishing this. Director stated that there is a possibility of a second booth because the garage tends to fill up at lunch time and gets occupied with short-term parking. Need to be able to move quickly at that time of day when the street is not quite as bad as when everyone is making dash for Embarcadero Freeway. It might be helpful twice a day.

16th & Hoff

Chairman stated that agreement stated they would open the second deck by today. Director stated that original operating agreement that was signed by us and housing was that once the second deck was completed, they would have six months use of it - which also is up today. There are two different agreement - one with the contractor, who has basically completed his contract. What comes into play now is the operating agreement. The six months is up and the rent under that agreement is $5,000 a month. Chairman stated that the $5,000 would have to come from the Mayor's office, so the money would merely be going from one pocket to another. Assistant Director stated that street directional signs went up two weeks ago. Chairman stated he sees no reason why 2/3 of that lot can't be opened, stating he hoped Director would urge Mr. Bourne to get the lot opened. Director stated that scaffolding and fence will have to stay up in front of garage until stucco work is done.

Parking Meter Revenue

Chairman stated that in September report Department of Electricity income showed July $188, August $227, then jumped to $3,307. In March a deficit of $89, and asked for explanation.
Director stated Dept. of Electricity collects the two computerized meters at Geary Mall and 6th Avenue, but did not collect them in March. Chairman requested Lee Poteet's explanation in writing, and asked for figures from previous year for comparison purposes. Director stated this would be requested.

Chairman asked that Assistant Director go out in the field more, and to especially to look for places where meters could be installed as he checks on surface lots and garages.

St. Mary's Repair

Chairman asked about ticket spitters on site but having no tickets. Assistant Director explained that they are using machine requiring smaller tickets which are a three-part ticket as opposed to self-park one-part ticket.

Chairman asked whether anyone knew the law about blocking street parking meter spaces with shopping carts, etc. Director will get answer.

6. Unfinished Business

Approval of Final Design of Lombard Street Garage

Director reported went to Planning Commission for conformity with Master Plan, and subject to some revisions, gave approval. The major item caused redesign of front of garage due to required removal of the arcade, which gained an additional 2000 square feet of rentable commercial space. The second changed item was due to the pending neighborhood commercial plan that limited stores to a 5,000 square foot maximum. This requires that there be a minimum of three tenants in the commercial space, and removes the possibility of one tenant in the entire space. Dick Osborne explained the revisions and after discussion, new design was unanimously approved.

Approval of Additional Architect's Fees for Redesign of Lombard Street Garage

Gordon Chong's letter of March 31 gave a breakdown and requested additional fees totaling $25,250. Chairman asked why there was a revision on the glass enclosed stairway at this late date. Mr. Osborne stated that his recollection was that this had come up at the last meeting. Chairman disagreed and asked that the $4,500 for this item be deleted. Chairman questioned the item regarding redesign of roof trellises in the amount of $2,500. It was explained that Planning Commission felt more were needed and changes were made. Chairman questioned revision of storefront graphics for $2,500. Mr. Osborne explained that since there is no longer an arcade, they are proposing a sign with changeable panels that would be the same for all the shops giving a uniform effect.

After lengthy discussion, Member Ho suggested that $4,500 be deleted and that $1,250 be taken off the total budget instead of deleting individual items, reducing the bottom line of $47,100 by $5,750, making total redesign package of $41,350. Unanimously approved.

Approval of Art Enrichment at Lombard Street Garage

Regina Almaguer from the Art Commission showed slides indicating the type of proposed neon art work. Art Commission receives 1-1/2% to 2% of total budget after construction bids are opened, which is included in the supplemental request for construction funds. Chairman reminded that we are not required to put in art enrichment since the Parking Authority is a State agency. However, we attempt to conform to requirements placed on other City departments.

Director pointed out that neon cannot be higher than buildings across the street from garage since, behind the buildings on the north side of Lombard Street are residences on the south side of Chestnut Street. Another problem is payment of electricity for the neon. Ms. Almaguer stated that neon is very cost efficient and the amount would be minimal.

Member Salarno felt that art group should meet with neighborhood people, and perhaps not limit art work possibilities to neon, but structure something that is conducive to San Francisco or the neighborhood or both. Ms. Ann Fogelberg was concerned that neon would be conducive to bars and discos, which is something they do not want, and asked that other art aspects be looked at. Chairman reminded that the garage commercial space will not be open after 9 PM, thus not a probable use for bars and discos.

This item was put over and Director was requested to set up meetings with neighborhood groups.

Approval of Self-Park Program - St. Mary's Square Garage

Director stated that included in the lease documents was the possibility of a self-park program on the California entrance to the garage to be used at night and on weekends, which also set rates which would be the same as those charged at Portsmouth Square. We now have design to start self-park program with approximately 89 stalls, and met with the Chinese Chamber of Commerce. The design has been submitted to Traffic Engineers, who have approved it. Also met with Metropolitan to set some guidelines for their participation in promoting self-park program. Chinese Chamber and community have expressed willingness to help. Mrs. Rose Pak of Chinese Chamber will run one week of ads in Chinese newspaper, and four consecutive weekends. Metro will print flyers which will be distributed by youngsters in the Chinatown, North Beach and financial neighborhoods for four consecutive weekends. Merchants have been asked to participate by buy validation stamps at 50¢ per stamp.

Chairman asked that letter be sent to each garage asking that they give us exact number of stalls they have.

To Member Salarno's question, Director informed that the self-park hours will be 6:30 PM to 2 AM, seven nights a week and all day Saturday and Sunday. Mr. Ben Farlatti asked how ticket spitters will be set for self-park and for attended parking because of different bailment contract, stating that law suits today are tremendous. Director stated there will be a separate spitter at the entrance for self-park. Mr. Farlatti asked what would happen to a self-park car that is not taken out by 2 AM and is there at 3 PM the next afternoon, stating that if the same rate is not charged it will change the base of the contract. Mr. Farlatti felt that the terms in the lease had been changed, and stated that in future they will bid just to get the contract, and change as they go along. Director guaranteed that this is in the lease for nights and weekends and guaranteed that there is an attended park rate and a self-park rate. Mr. Farlatti stated it would be uncontrollable, on Monday mornings there would be "the biggest mess you ever saw in your life". Mr. Farlatti was adamant in his disagreement with this program, stating that no average person would be able to drive around the garage. Felt the public could not be educated to attended park/self-park and still felt it changed entirely the context of the contract

Mr. Tim Leonoudakis of San Francisco Parking, said he felt the same as Mr. Farlatti, asking what section of the bid documents address this. He said the scope of this change was not taken into consideration in their bid, which would have made a difference in the cost of labor since self-park is quite a bit less. Director agreed to write Mr. Farlatti and Mr. Leonoudakis, spelling out lease provisions on self-parking.

Mr. Farlatti reiterated that self-park and attended park in the same garage will cause chaos, adding that California is a very busy street and that there are funerals across the street on Saturdays. He stated that when you park your own car, any damage is your own problem. If a self-park car is parked next to an attended park car which becomes damaged, an attorney will have a terrible problem. We are responsible for damage to an attended parked car.

Chairman stated we try this program on condition as stated in bid package. If we find that this is hurting parking or there is a drop in revenue we will look to terminating this program. Director stated he will report monthly on what is happening.

Self-park program at St. Mary's Square Garage on a trial basis was unanimously approved.

Approval of Color Combinations - Performing Arts Garage Commercial Spaces

Mr. Lee Greenfield of Pflueger Architects presented three color combinations for the exterior of the commercial additions. After discussion it was unanimously decided to send all to Art Commission with recommendation for Combination A.

Mr. Greenfield presented samples for waterproofing of floor on upper deck, suggesting blue sample. After discussion, unanimously approved.

7. New Business

Approval of sign to be Installed at 3rd Street Side of Moscone Center Garage

Unanimously approved.

Operating Budget for May and June for Golden Gateway Garage

After discussion, unanimously approved.

Presentation by Ernie Yates, Teamsters Union - Relationship between Union and Garage Operators

Mr. Yates' presentation will be re-scheduled for another meeting.

Moscone Center Garage - Lease Revenue Bonds

Director stated proposal had been received from Paine Webber through Bob Kenealey of the City Attorney's office. Looking at possibility of refinancing bonds that were issued at a higher level of around 11%. Proposal from Paine Webber will result in a one-time $75,000 check into the Off-Street Parking Fund and an annual $75,000 reduction in the bond payment which is made by the City as their lease payment to the Parking Authority. There is an unresolved problem at this point as to whether IRS will allow this. Mayor responded to Director's memo to her requesting that we proceed. Director spoke with Dick Salladin, Terry Comerford and Bob Kenealey yesterday at Finance Committee meeting where approval was given to refinancing all Clean Water bonds. They had not yet heard from Internal Revenue, but they hoped Authority would go on record supporting refinancing. Cost of refinancing is covered in the refinancing based on market as it exists now, which may not be the same when ready to proceed. IRS issue is that we have a lease with operator of the garage raising question as to whether, in effect, these haven't become Industrial Development Bonds. Mr. Comerford and Mr. Salladin stated they had made it clear to

predecessor that should not go out on this garage as a lease but rather on a management fee to avoid that problem. For whatever reason, this was not done. Proceeding on refinancing of Moscone Center Garage Lease Revenue Bonds was unanimously approved.

Resolution 1023 - Recommending Acceptance of Bid of Golden Gate Parking Company in Response to Call jfor Bids for Lease of Polk-McAllister Parking Lot and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder

AYES: Members Short, Dickinson, Hester, Ho, Salarno

Resolution 1024 - Testimonial to Francis H. Louie
AYES: Members Short, Dickinson, Hester, Ho, Salarno

Resolution 1025 - Testimonial to Achille H. Muschi
AYES: Members Short, Dickinson, Hester, Ho, Salarno

Meeting recessed for executive session regarding potential litigation on Bush-Polk parking lot.

Meeting reconvened at 5:25 PM

8. Adjournment
Meeting adjourned at 5:30 PM

Respectfully submitted,

Ray King
Director

0624A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
493rd Regular Meeting
Parking Authority

Thursday, May 8, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of April 10, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Cost Estimates for Repairs at St. Mary's Square Garage

   Resolution 1026 - Award of Leases to James E. Armstead and Anna Ngow for Moscone Center Garage Commercial Spaces

   Phase II - Art Enrichment - Performing Arts Garage

   Discussion of Monthly Report of Meter Collections

7. New Business
   Approval of 1986/87 Garage Budgets - Civic Center Garage
   Ellis-O'Farrell Garage
   Fifth & Mission Garage
   Japan Center Garage
   Portsmouth Square Garage
   Sutter-Stockton Garage

   Approval of Parking Authority Third Quarter Report

   Parking Authority will recess for Executive Session

8. Adjournment

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OF THE CITY AND COUNTY OF SAN FRANCISCO

DIANNE FEINSTEIN, Mayor

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ADDENDUM TO MEETING NOTICE

PARKING AUTHORITY
May 8, 1986

New Business
Approval of Signing for Polk-McAllister Lot

Approval of Proposed Ordinance Permitting Negotiated Leasing of Commercial Space at Moscone Center Garage

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, May 8, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard Hashimoto, Japan Center Garages
Dick Dole, Ellis-O'Farrell/Japan Center
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard O. Guynn, Sutter-Stockton Garage
N. Stone, Civic Center Plaza Garage
E. Fahey, Bay City News Service
Lee Poteet, Tax Collector's Office
Herman Elins, Five Star Parking
David Collins, The Parking Place
Jill Manton, Arts Commission
Nicky Cheung, MetroPark Corp.
John Madden, Controller's Office

Meeting was called to order at 1:40 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of April 10 adopted as presented.

Chairman announced that Supervisor Molinari was present to make an award to a former 16-year member of the Parking Authority, Mr. Achille H. Muschi. An award was also to have been presented to former Parking Authority Member, Francis H. Louie. However, Mr. Louie was not able to be present as he is in Hong Kong. Since Mr. Muschi had not yet arrived it was decided to proceed with the meeting.

3. Director's Report

St. Mary's Square

Director reported that the Recreation & Park Department had received a grant for the expansion of park above St. Mary's Square Garage. Therefore, has asked Director of Property to start arranging for the transfer of roof area of garage to Recreation & Park.. The operator's lease has a provision to include the roof park area being taken for a park. This transfer must be approved by the Board of Supervisors.

Mission-Coleridge

Have received draft of agreement for purchasing 89 parking spaces in conjunction with Standard Brands and the Bernal Heights Foundation project. City Attorney is presently reviewing.

Mr. Muschi arrived at this point in the meeting. Supervisor Molinari presented a Certificate of Honor from the City and County of San Francisco, stating that he was very pleased to honor on behalf of the Board of Supervisors a long-time public servant. Supervisor Molinari said that Mr. Muschi had been on this Board for 16 years, devoting time and energy to make sure that the charge of this particular Commission was fulfilled properly. Mr. Muschi's service has always been exemplary and there had never been any hint of impropriety in all his years of service, and that is something he should be proud of.

Chairman Short then presented a testimonial from the Parking Authority expressing sincere appreciation for his valued contributions to the Authority, extending a vote of thanks for his dedication in serving 16 years and expressing sincere good wishes for his continued health, happiness and prosperity.

Mr. Muschi apologized for disrupting the meeting. He said he felt it was time to change after 16 years, stating that he had enjoyed them. He feels that Mr. King and Mr. Short are doing a good job and the situation is well in hand. Since Chairman Short has taken over we are asserting our rights and the rights of the citizens. He thanked the Commissioners, stating he would think of them often - at least once a month.

Director continued his report, stating that the Mission-Coleridge agreement should be before the Commission at the June meeting.

June Meeting

Director suggested that Parking Authority meeting of June 12 be postponed to June 19, so that Parking Authority could approve award ofGolden Gateway lease and the award of the contract for construction of the Lombard Street Garage. By changing the date, we could eliminate the need to call a special meeting. No objections were noted.

Brophy Report

Brophy Report is in the hands of the Mayor, who has asked each department head involved to comment on it. Director has submitted his comments supporting the proposals, but did not support the proposed staffing feeling that needed to be gone into further at a later date. Mayor will submit report to the Board very shortly. At that point the contents of the report will be made public. Once the Mayor has released the report, Director will make copies available to Commission.

Parking Meters

Yesterday Finance Committee passed and sent to Board of Supervisors supplemental appropriation for $1,500,000 for conversion kits for meters.

Polk-Bush

Finance Committee put over for one week purchase of Polk-Bush to consider opposition from San Francisco Tomorrow and Nob Hill Neighbors. Item to be discussed in Executive Session.

Mission-Bartlett - Will be discussed in Executive Session.

16th & Hoff

Second deck will be ready for occupancy after Friday, May 9, when scaffolding will be taken down by housing contractor. During time of construction after the second deck was completed it has been fenced and locked every night. There have been three breakins in the property immediately adjacent to the south end of the second deck, where there is a very low wall. People went up through the scaffolding, through the housing and onto our property, then into the neighboring building. The contractor has been working with the neighbor to resolve this problem.

When the scaffolding comes down and the garage opens, the liability will become responsibility of the City.

On April 18 we asked DPW Building Repair to put up a fence. However, when the work order was sent to DPW Accounting, they did not inform Building Repair that the money was available, so nothing was done. The fence has now been ordered and will be put up as soon as it comes in. Meters will be put in the first of the week. Director suggested that, because of liability problem, the second deck be kept locked until the fence is up.

Chairman stated he is disgusted with 16th and Hoff and was adamant in his displeasure with excuses and delays. After review of report of occurances during construction, Chairman demanded that 16th & Hoff be open to the public on Monday, stating that a handmade sign be put up notifying the public that it is open daily from 8AM to 6PM. Chairman asked that a key be left with Captain Vic Macia for anyone who has a car locked in after 6PM. The information regarding this arrangment should be provided on sign at entrance. Deputy City Attorney, Julian Hultgren, advised that if we create a hazardous situation that contributes to damage to a third party, and if we are notified of that hazardous situation we have a responsibility to remove it. If we don't remove it, we are liable for that damage. Under the present circumstances Mr. Hultgren says this situation creates the kind of hazard that would create liability. He stated that there is an exposure to liability if the garage is open and if there is access from the garage to the adjoining property that has been previously burglarized. If that happens, there is liability.
(See June 19, 1986 Minutes for correction of above)

After lengthy discussion Chairman made motion that the 16th & Hoff parking be open next Monday morning, regular hours 8AM to 6PM; that a temporary sign be put up informing that any cars left after 6PM, the key will be at Mission Station. Member Salarno stated the sign should be large enough to be viewable

and if necessary some leaflets distributed. He also stated that it open Monday provided the scaffolding is down. Member Hester indicated that Mission Housing must sign off releasing the deck, and Member Salarno asked if the scaffolding would come down when the deck was released. Chairman wanted lot open whether meters are in or not, so public can use it. Member Salarno stated he would like to see it open, but is concerned about scaffolding. Assistant Director felt scaffolding would be down by Friday. After further discussion, vote was taken - all in favor.

4. Report of Legal Counsel

Mr. Hultgren announded that after regular agenda, Commission would recess for Executive Session, under Government Code Section 54956.9C which permits public bodies to go into Executive Session to discuss whether to initiate litigation. There are two subjects, Polk-Bush and Mission-Bartlett.

5. Commissioners Questions and Matters

Chairman stated that two years ago the Polk Street merchants did a survey of their parking and one of the members did a diagram of all the painted curb zones, fire zones, bus stops, etc. This was done for a six block area and it was found that the number of meters varied in each block, due to excess number of painted curb zones, particularly yellow zones. They also found that there was a lack of enforcement. Chairman has talked to Sheriff Hennessey, who is agreeable to giving people who are on work furloughs for further surveys. Chairman stated he would like to survey turnover on meters and how they are being used, stating that Supervisor Molinari's pet peeve is double parked trucks. In the 30 commercial districts, Chairman would like to see this type of map done, asking for permission from this Board to write to Sheriff Hennessey asking for someone to do a rough survey. Director stated that all these items are mentioned in the Brophy Report. When Mayor releases it each member will be furnished a copy.

Director stated he would give written report to Commissioners on what we are working on at present time. Member Ho asked if we have any plan regarding South of Market. Director stated that Redevelopment people have informally asked if we would be interested in purchasing property at corner of Fourth and Harrison. South of Market Plan is considering a proposal that if there is a parking requirement, it could be mitigated by depositing X number of dollars into a pot for public parking that could be used to reimburse Parking Authority for purchase of land. South of Market at present is not a priority area. Member Dickinson asked about the progress of negotiations on California and Fillmore. Director stated developer is preparing an agreement for review. Director informed we have not discarded possibility of Bush-Fillmore where service station will be removed. The plan is for one floor of commercial and two floors of parking. Director explained lengthy time frame necessary (conformity to Master Plan and EIR) before we can discuss purchase.

6. Unfinished Business

Cost Estimate for Repairs at St. Mary's Square Garage

Director stated there are several problems at this garage. Have asked people in Structural Engineering Department to reveiw several garages in terms of structure including exhaust systems. At St. Mary's $8,500 will be required to clean out existing exhaust fan rooms and to tighten belts in order to make determination as to whether fans are working properly. At this point only two

of six are. Also roof above Kearny Street that is leaking, have asked Metropolitan to get quote on repair. Already have one from DPW. Metro has informed that person who wants to do repair needs to do a test on the compostion of roof and asked for authority to spend $400. The manlift is closed down and estimated cost of repair is $50,000. The vent on the third floor is leaking from the adjacent park. It will have to be taken out and determination made as to where leak is coming from. Director felt two things need to be done, which he has discussed with Recreation & Park. Would like Authority to authorize amendment to lease to allow a rent credit, so lessee can do the work and deduct the cost from the rent. Amendment has not been drawn, but would like Authority to approve $400 expenditure. Next month will bring in comprehensive report with lease amendment. Operator will get bids, which will be reviewed by this office. Director requested approval to allow rent credit and expenditure of $400. Both unanimously approved.

Chairman asked that Member Ho keep track of progress.

Resolutions 1026 and 1027 - Award of Leases to James E. Armstead and Anna Ngow for Moscone Center Garage Commercial Spaces

Director informed that approval of these resolutions will be subject to approval by the Director of Property and Human Rights Commission.
AYES: Members Short, Dickinson, Hester, Ho, Salarno

Phase II - Art Enrichment - Performing Arts Garage

Jill Manton of Arts Commission asked approval of art enrichment design for a 5-1/2 foot bronze figure which will be installed just above the title of the garage which the artist, Joan Grant, is doing for a total budget of $10,000, or $10,322 which includes 5% administrative fee, which is felt to be extremely inadequate. Therefore, Arts Commission is requesting $710 administrative fee, which is 10% of entire art enrichment budget plus $10,322.
Unanimously approved.

Discussion of Monthly Report of Meter Collections

Mr. Lee Poteet of the Tax Collector's office was present for question and answer period regarding monthly reports on the Laguna Honda Lot and the 16th & Geary lot, He explained the deficit shown on the monthly meter collection which was questioned by Chairman is not actually a deficit because money was picked up by the Department of Electricity, they counted it, locked it away and, unfortunately, that particular piece of money did not get picked up by Burns. Chairman questioned the amount during the month of September $3,307.28 which is about triple the monthly average, stating there is no uniformity in Ohe amounts shown. Director explained the Department of Electricity money reflects the collection from Geary Mall and 6th Avenue where the meters are not collected by Burns, but by the Department of Electricity. Mr. Poteet explained that when the Department of Electricity takes meters out for construction projects, etc., the meter heads are taken off, taken into the shop, dumped into a cannister and counted, causing the figures to jump. Chairman felt that Parking Authority pays for a full time employee to oversee collection, and Mr. Poteet explained that for the last month (since Mr. Yung left) Parking Authority has not paid for a full time employee because Tax Collector's office has been using a clerk to try to keep the paper work going for us. Mr. Poteet stated that as soon as the list comes out, they will try to get a full time employee from it. Mr. Poteet stated we would be able to revise some of the routes under the contract if so desired. Lengthy question/answer period followed.

7. New Business

Approval of 1986/87 Garage Budgets - Ellis-O'Farrell Garage
Fifth & Mission Garage
Japan Center Garage
Sutter-Stockton Garage

Garage budgets put over to next meeting.

Approval of Parking Authority Third Quarter Report
Unanimously approved.

Approval of Ordinance Permitting Negotiated Leasing of Commercial Space at Moscone Center Garage
Unanimously approved.

Meeting recessed at 5:10 PM for Executive Session.
Meeting reconvened at 5:55 PM.

8. Adjournment

Meeting adjourned at 6:00 PM.

Respectfully submitted,

Ray King
Director

0722A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
494th Regular Meeting
Parking Authority

Thursday, June 19, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting May 8, 19867

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business

Resolution 1028 -Final Payment Approval on Contract of Edmund Burger, Architect for 16th & Hoff Streets project.

Resolution 1029 - Final Acceptance of Completed Project - 16th & Hoff

Resolution 1030 - Final Acceptance of Completed Project - Moscone Center Garage Commercial Space

Resolution 1031 -Approval of Mission-Coleridge Agreement

Request of DPW, Bureau of Engineering, for Increase of $7,151.04 for Additional Project Engineering Fees - 16th & Hoff

Approval of 1986/87 Garage Budgets - Ellis-O'Farrell Garage
(Put over from May meeting) Fifth & Mission Garage
Japan Center Garage
Sutter-Stockton Garage

7. New Business
Extension of Operator's Agreement - Ellis-O'Farrell Garage

Rent Credit Amendment - St. Mary's Square Garage

Resolution 1032 - Supplemental Request - Underground Tanks

Resolution 1033 - Approval of Contract - Donald Herzog & Associates for Ground Water Testing - St. Mary's Square Garage Leaking Tanks - Ratification of Action Previously Taken

Parking Authority will recess for Executive Session following regular agenda

8. Adjournment

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PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, June 19, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Y.F. Wong, DPW
Bob Yuen, Controller's Office, City Hall
Ben Farlatti, Onorato Garages
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard Guynn, Sutter-Stockton Garage
Marvin Marx, Metropolitan Parking Corp.

Dick Dole, Ellis-O'Farrell/Japan Center
Dave Collins, The Parking Place
Regina Almaguer, Arts Commission

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Minutes of regular meeting of May 8 were adopted as presented, with the following exception. Chairman requested that Director's report be corrected to indicate that Chairman wanted a temporary, handmade sign put up at the 16th & Hoff Garage to avoid going through DPW Sign Shop as suggested by Director, because Chairman felt this would cause another delay.

Member Ho requested that minutes be more paragraphed for easier reading.

Chairman mentioned the passing of Mr. Sal Onorato, who was one of the pioneers of parking in San Francisco, stating that he will be sorely missed. He asked that a letter of condolence be sent to the family from the Parking Authority.

3. Director's Report

Golden Gateway Garage Bid

Director reported that the Golden Gateway Garage bid had been opened and will be on the agenda next week. The high bidder was Golden Gate Parking Company at 80.674%.

Lombard Garage Construction

He reminded that the Lombard Street Garage construction bid had been delayed a week.

Rent Credit

Director stated that not in the Golden Gateway lease at the time it was put together, was the type of rent credit that is on the agenda for St. Mary's. Mr. Julian Hultgren has approved this and it will allow us to deduct from the rent the cost of non-routine work done by the lessee. Rent credit requires that there be a bid from a reputable contractor. It authorizes the Authority, if something is found to be a landlord responsibility, to order the tenant to do the work and let him take the credit off his monthly rent. This will be before Authority next week.

Art Enrichment - Moscone

A letter has been received from Arts Commission advising us of what they are doing regarding art enrichment at Moscone Center Garage with money we gave them for commercial space. They are proposing two maquetes by the same artist who did the skinned auto, be installed in each of the elevators.

Bid - St. Mary's Commercial

The bid on St. Mary's commercial space was opened. Director of Property is reviewing it because the way it was submitted may create a legal problem, and it may be rejected.

Moscone Bonds

Director stated a letter had been recevied from Paine Webber regarding the Parking Authority's approval to proceed with refinancing of the Moscone Garage bonds to reduce the annual cost. There was an IRS question yet to be answered because the garage is leased to an operator. Terrance Comerford, who was involved with original bonds, has offered to proceed as underwriter, using Orrick, Herrington & Sutcliffe, who was original bond counsel. Director asked for Commission approval to proceed. This would authorize Paine Webber to act on behalf of the Authority. Entire cost will be $116,000 to be paid out of proceeds of new bonds.. Director will request an updated cost. No objection was noted.

Earthquake Insurance - Moscone Garage

Estimate for earthquake insurance on Moscone came in a week ago. Original insurance was $4,500. Last year we gave relief to the operator for $20,000. over and above the $4,500 for the previous year. Total this year is $54,500. In addition, only person they can get a quote from requires that the property insurance be part of the earthquake insurance package. Moving the property insurance out of the overall package raises the rest of the insurance by 20%.

Director wrote to the bondholders, referring to the section in the Bond Indenture that allows relief when insurance is not available or cost is excessive. Part of the requirement is that we have a written recommendation from and independent insurance consultant.

A call from Crocker Bank indicates that they are willing to consider the insurance waiver, and is asking for a letter from the Authority, providing a written recommendation from an independent insurance company saying we have selected them to act as independent insurance consultant. The insurance will be effective July 1. If there is no objection from Commission, Director will ask Kevin O'Shea to act as independent insurance consultant and provide the written recommendation requested by Crocker. No objection was noted.

Joint Meeting - Neighborhood Parking Plan

Director sent memo concerning joint meeting with Planning Commission on the Neighborhood Parking Plan, with copy to Dean Macris. Mr. Macris indicated concern on day meeting due to merchants not being able to attend. Director received phone call this morning suggesting alternate date of Thursday, August 7, with public testimony to start at 5:30 PM. Chairman suggested 6:30 would be a better time for merchants.

After discussion, Chairman asked that letter be written to Toby Rosenblatt, Planning Commission Chairman, stating merchants' position and stating that Parking Authority members are all in agreement that public testimony be taken at a later time. On Member Salarno's motion, vote was unanimous. Director stated that in the end each Commission will make its own recommendation to the Mayor. Member Salarno requested that the Parking Authority Chairman act as Chair for the joint meeting.

Construction Contracts

Director stated he had spoken to Julian Hultgren about construction contracts in which we penalize, in the way of liquidated damages, for late completion of projects. However, we do not do not give any incentive to contractors for finishing early by, perhaps, some kind of credit. Julian Hultgren will investigate to see if this can be done.

4. Report of Legal Counsel

Mr. Julian Hultgren announced that after the regular meeting, Authority will recess for Executive Session, which is governed by Code Section 54956.9C, to decide whether to initiate litigation.

5. Commissioners' Questions and Matters

Member Ho asked how negotiations are progressing regarding acquisition of a garage site in Chinatown. Director advised that the Real Estate Department met with owners of the property in question. Owners submitted several suggestions toward possible lease, all of which were rejected by Real Estate Department as not being resonable. Waiting to hear from counsel.

Member Salarno asked about the meters on Geary-6th Avenue lot. Director stated a supplemental appropriation has been work ordered to Department of Electricty. Now need to go to bid through Purchaser for purchase of meters. Meters have been installed on third floor.

City Attorney was requested to give an opinion, with guidelines, on Prop. F. As yet opinion has not come out, and until it does, there are no changes in Commission membership. Prop. F must be certified by July 3.

Chairman stated that at August meeting he would like a policy statement of what the Commission's duties are, feeling that most of our Commissioners have two years or less experience and are feeling their way. He would like to know

what are the real powers of the Commission, and what are the defined duties of Director and Assistant Director. He would like to work out a policy with Director regarding these responsibilities. Director will forward to each member a copy of the Parking Authority Rules and Regulations.

Chairman inquired about the City Attorney's bill for work done on Bashford suit, and Director stated it had been waived, but City Attorney gave us a work order for amount that was in our budget. Chairman stated he would like to see how it was broken down and that it be sent to Member Hester for her review.

6. Unfinished Business

Resolution 1028 - Final Payment Approval on Contract of Edmund Burger, Architect for 16th & Hoff Streets Project

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Resolution 1029 - Accepting Completed 16th & Hoff Streets Facility from Leonard Salomon, Inc.

Director stated that this resolution has two parts, first that the Parking Authority accepts as completed the 16th & Hoff project; and second the Parking Authority, according to the terms of the agreement, requests a penalty of $10,000 (assessed to Mission Housing) for lost time in use of the second deck. Director informed that six months rental of second deck expired on April 10. On May 27 a letter dated May 23 was received releasing the second deck was received from Mission Housing. The operating agreement with Mission Housing designates a penalty of $5,000 a month, or fraction thereof, be paid to the Parking Authority for any time the deck remained in their possession after April 10. The resolution also requests $2,700 for reimbursement for lighting placed on the second deck. The lights were installed on June 2. Attached to the resolution is a memorandum from Y.F. Wong recommending liquidated damages from the contractor for 5 days at $200 per day. Chairman Short strongly objected, feeling that this project had been a fiasco and everyone was tired of it. He felt it was badly handled from the very beginning and was totally disgusted with it. Therefore, he didn't feel in his heart that he could vote for it.

After lengthy question/answer period, Chairman stated we have four parts: Acceptance of the project, acceptance for damages against the contractor, acceptance for damages against the housing, plus money for the lighting. After further discussion, it was agreed to proceed to recover $10,000 from housing and $2,700 for lighting, which is a part of Resolution 1029.

Resolution 1029 - Accepting Completed 16th & Hoff Streets Facility from Leonard Salomon, Inc.

Ayes: Members Dickinson, Hester, Ho, Salarno
Abstain: Member Short

Accept Recommendation of Y.F. Wong for Liquidated Damages for 5 days at $200

Ayes: Members Dickinson, Hester, Ho
Noes: Members Short, Salarno

Resolution 1030 - Accepting as Completed the Commercial Space at Moscone Center Garage from Post Corporation

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Resolution 1034 - Approval of Mission-Coleridge Agreement
(Resolution Number Changed from No. 1031) Put over to next meeting.

Request of DPW, Bureau of Engineering, for Increase of $7,151.04 for Additional Project Engineering Fees - 16th & Hoff
Unanimously approved.

Approval of 1986/87 Garage Budgets - Ellis-O'Farrell Garage
Fifth & Mission Garage
Japan Center Garage
Sutter-Stockton Garage
Put over to Special Meeting to await return of John Madden from vacation.

7. New Business
Extension of Operator's Agreement - Ellis-O'Farrell Garage
Unanimously approved.

Rent Credit Amendment - St. Mary's Square Garage
Unanimously approved.

Resolution 1032 - Request for Supplemental Appropriation of $81,798 for Soil Testing and Inerting/Removal of Underground Gasoline Tanks at Ellis-O'Farrell and Fifth & Mission Garages
Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Resolution 1033 - Approving Agreement with Donald Herzog & Associates, Inc. for Ground Water Testing at St. Mary's Square Garage
Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Meeting recessed at 4:25 PM for Executive Session.
Meeting reconvened at 6:35 PM.

8. Adjournment
Meeting adjourned at 6:40 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
495th Regular Meeting
Parking Authority

Thursday, July 10, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

Parking Authority will go into Executive Session immediately after roll call.

2. Adoption of Minutes - Regular Meeting - June 19, 1986
Special Meeting - June 26, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
Motion to Rescind Vote on Resolution 1037

Motion to Rescind Rejection of All Bids on St. Mary's Square Garage Commercial Space

Motion to Rescind Motion Ordering Re-Bid of St. Mary's Square Garage Commercial Space

Resolution 1037 - Recommending Acceptance of Bid of Charles Hao for Lease St. Mary's Square Garage Commercial Space

Presentation of Mission Bay Plan

7. New Business
Approval of Signs for Baskin Commercial Space - Performing Arts Garage

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DIANNE FEINSTEIN, Mayor

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ADDENDUM

TO

MEETING NOTICE

July 10, 1986

Unfinished Business

Resolution 1040 - Rejecting all Bids Received for Construction of the Lombard Street Garage

Resolution 1041 - Recommending Amendment to the Contract of Gordon Chong & Associates

0925A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, July 10, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Stephen Gold, Mail Boxes, Inc., 2443 Fillmore St., SF
Charles Hao, Sun Shade, 1 Embarcadero Center, SF
Tom Queen, CAL Regional, 3932 Harrison St., SF
Dan Hunt, Avis/Hunt & Hunt, 115 Sansome St., SF
Thomas L. Finn, Avis, 900 Old County Rd., Bader City NY
Timothy L. Green, Avis
Harry Quinn, Real Estate Department
Ben Farlatti, Onorato Garages
Stephanie Gantt, Apersey Construction
Jim Passage, Apersey Construction
Steve Lee, Phoenix-Simpton
Richard O. Guynn, Sutter-Stockton Garage
Dick Dole, Ellis-O'Farrell/Japan Center
Paul Newman, Keil, Connolly & Barbieri
Richard B. Stein, City Parking
Herman Elins, Five Star Parking
Howard R. Fuchs, Barnes Construction
Marvin Marx, Metropolitan Parking

Chairman called meeting to order at 1:30 PM.

1. Roll Call indicated quorum present.

Regular meeting recessed at 1:35 PM for Executive Session after Mr. Julian Hultgren, Deputy City Attorney, advised that this was in compliance with Government Code Section 54956.9 (a) since litigation has been initiated against Parking Authority relating to Lombard Street Garage construction bids, and Government Code 54956.9 (b)(1) where significant exposure to litigation exists in connection with awarding a bid for St. Mary's Square Garage commercial space lease.

Regular meeting reconvened at 1:55 PM. Items were taken out of order.

6. Unfinished Business

Motion to Rescind Vote on Resolution 1037

Motion: Member Hester; Second: Member Ho. All in favor.

Motion to Rescind Rejection of All Bids on St. Mary's Square Garage Commercial Space

Motion: Member Salarno; Second: Member Hester. All in favor.

Motion to Rescind Motion Ordering Re-Bid of St. Mary's Square Garage Commercial Space

Motion: Member Hester; Second: Member Salarno. All in favor.

Resolution 1037 - Recommending Acceptance of Bid of Charles Hao for Lease St. Mary's Square Garage Commercial Space

Wallace Wortman, Director of Property, stated that under the Administrative Code he is charged with responsibility of calling for bids for the Parking Authority and the City and County of San Francisco for this particular proposed lease area. He stated that on June 16, after advertising the call for bids and soliciting interest in the property, both through official and other advertising, five bids were received: Avis, Hertz, Budget, Pacific and Mr. Hao. The first four are auto rental agencies similar to the present operation.

Based on MBE/WBE/LBE credits it was determined that the highest and most responsible bid, subject to approval of HRC, was Mr. Hao. Mr. Wortman stressed that when the bids were opened Mr. Hao indicated a figure of $3,869 on the line calling for the bid, monthly rental, then added 10%, and at the far end of that line showed a total of $4,255.90. This includes the MBE/LBE calculated to this bid.

At the conclusion of the call for bids, it was questioned what his intent was. Mr. Hao explained that he was building in his two benefits through the MBE/LBE. Mr. Wortman told him this would have to be discussed with the City Attorney, which he did. Mr. Wortman told Mr. Hao he may be required to consider the $4,255.90 as being the bid, since it was the written amount on that line. Mr. Hao replied that if that's what it has to be, that's what his bid would be.

In disussing this matter with the City Attorney, Mr. Wortman was informed if that was the bid, it is a bone fide bid. On that basis, the Real Estate Department then explored Mr. Hao's ability to conduct the type of operation he proposed. They were informed he intends to operate it both as a sun glass retail outlet as well as a Mail Box outlet for the convenience of the public, and particularly for the convenience of the people who will be using the garage. That is, people exiting or entering the garage or any member of the

public passing by, will be able to take advantage of a mail box operation - buy stamps, buy package materials and have a will-call operation for postal service as well as some of the other private mail services.

Real Estate Department then looked at some of the other operations Mr. Hao now has . He has an outlet at Woolworth's at Fifth & Market in which he pays 25% of his gross as rent. His gross receipts in 1984 were $139,000; in 1985, $125,000, and for the first five months in 1986 slightly more than $47,000. In March of 1986 he opened a similar operation at #1 Embarcadero and is averaging now about $9,000 a month gross. He has just completed and opened a store in Ghirardelli Square with 750 square feet where he pays a minimum rental of $1.50 a square foot. He will be selling sun glasses, swimsuits and sport caps.

The proposed location at St. Mary's Square is 825 square feet. The minimum bid reflects a $5.16 per square foot rental. The projected gross for both operations is $300,000 a year. He has a financial commitment from California Regional Urban Development Corporation for $65,000 in a loan for this particular location in which he plans to spend this money for alterations.

His previous experience is a jewelry company from 1975 to 1980. He was founder and part owner of a medical lab in Garden Grove CA from 1980 through 1982. In reviewing his capital assets and property holdings, he has been investing in income property in the East Bay and the assessed valuation of those properties are better than $1,250,000. Mr. Wortman stated that it looks as though the projected net profit on his operations are very favorable and

the Real Estate Department examination indicates that this will be a successful operation.

Mr. Wortman stated this was the basis of the recommendation to the Parking Authority based on the call for bids, that they are bringing a bona fide bidder, what they believe to be a successful tenant for the operation. Mr. Wortman said he would be glad to answer any questions.

After lengthy discussion, including comments by Mr. Hao; Mr. Dan Hunt and Mr. Thomas Finn, Attorneys with Avis; Mr. Tom Queen, California Regional; Mr. Julian Hultgren, Deputy City Attorney, and a presentation of Mail Boxes, Etc. by Mr. Stephen Gold, and determining that Mr. Hao would still have been the high bidder at $3,869, vote was taken to reject Resolution 1037 as follows:

Ayes: Members Dickinson, Salarno
Noes: Members Short, Hester, Ho

Resolution 1037 was then adopted by following vote:

Ayes: Members Short, Hester, Ho
Noes: Members Dickinson, Salarno

Resolution 1040 - Rejecting All Bids Received for Construction of the Lombard Street Garage

Director reminded that members had received memorandum from the City Attorney who reviewed the specifications and found errors in the HRC requirements that led him to believe that all bids should be rejected. Director also

reminded that shortly after the bids were opened, there was a protest filed by one of the bidders against three other bidders. Those protests are still pending. If this resolution is adopted, we would reject all bids. This rejection would have nothing to do with the filing of protests, but would be a result of errors and omissions in the specifications. On that basis it is recommended that the bids for construction be rejected, the bid package be corrected and re-bid.

Mr. James Passage, President of Apersey-Phoenix Simpton, a joint venture, stated they had submitted a bid for this package and were the apparent low bidder. He stated he was present to ask that the bid not be rejected but in fact, fact, to ask that they be awarded the project. He stated that with him today was the Mr. Steven Lee, President of Phoenix Simpton Company, and Mrs. Stephanie Gantt, the Affirmative Action staff member from Apersey Construction. Mr. Passage stated they believe that the protests filed by Barnes Construction are frivolous and that their bid should be accepted. They submitted the lowest figure and if the second or third bid were accepted it was cost the City a substantial sum of money.

Mr. Passage stated Apersey and Phoenix-Simpton are local businesses and qualify as a minority business enterprise, who made a very substantive and extensive effort to involve minority sub-contractor participation in the preparation of their bid. If they awarded the contract, he assured there would be very substantial participation by minority-owned firms, and very substantial representation of minorities in the work force on this project.

Mr. Passage stated that the question that has been raised on their bid is one particular document, HRC Form #3, which was not submitted with their bid. He felt that by not submitting that form at the time it was due, they in no way compromised the bid process. They submitted that form approximately 2-1/2 to 3 hours after the bid opening. That time was not used by their firm in any way to change their program for this bid. By California Statute they are required to submit a list of the bidders. That law has applied for many, many years - even before there were Affirmative Action programs. That list was submitted with their bid with the names of the sub-contractors, both minority and non-minority. Therefore, the HRC #3 submitted later did not in any way change the substance of their bid, the meaning of their bid or the value of their bid. In their view this is an irregularity - an informality that can easily be set aside by the Commission. Mr. Passage stated they are prepared to do the project and felt that this is the time of the year to start this project to avoid seasonal delays.

Mr. Passage stressed that the bid process is very important in their industry. They are active bidders, bidding jobs all the time, and they believe in the bid process. They go to great lengths and expend a great deal of energy and money preparing their bid, and they do so in good faith because they believe in the process. Mr. Passage stated he felt quite strong that if on the basis a very minor irregularity, a Government authority is going to reject all bids whenever that happens, they will end up re-bidding every project two or three times till every "i" is dotted and every "t" is crossed. He felt this compromises the bid process because everyone in the City who wants to, knows what their bid is and has a list of their subs - it's public information. He stated this turns the bid process into an auction process, reducing the quality of the work you will get.

After a few further comments, he asked that the bid be awarded to Apersey Phoenix-Simpton. There were further comments by Mrs. Stephanie Gantt.

Director asked to clarify that the City Attorney's recommendation does not concern itself with the protest, but only with errors in the bid package, which leads to the recommendation that the package be rejected and corrected. Mr. Howard Fuchs of Barnes Construction asked what the errors were, stating they had made a valid protest based on failure to turn in the HRC 3 on time.

Member Dickinson pointed out that the memorandum had been prepared as a priviledged and confidential communication from an attorney to a client and the substance of the communication need not be disclosed. Director stated he would be glad to discuss it generally without reference to the City Attorney's priviledged communication. Member Dickinson stated the Commission should decide whether they want to breach an attorney/client privilege before it is discussed. It was decided to do so.

Director stated there was a problem with a form on which all sub-contractors had to be listed, with name, address, what work they're doing and a dollar amount. The form did not have a column for the dollar amount. One of the bidders did not put dollar amounts in. That was the only flaw other than the HRC package, which had some ambiguous percentages on MBE participation under the Affirmative Action Program, listing in different places a 20% requirement, 18% requirement and 16.1% requirement, raising the question of which of those is required of the contractors, and which can be imposed if the bid were awarded under this contract. Also in one place in the Minority Hiring Plan was a requirement for complying with the Western

Addition Affirmative Action Program, which applied to the construction bid on the Performing Arts Garage, which required that 50% of the work force be local people in the Western Addition. Those are the types of errors that caused recommendation for rejection, correction and re-bid.

Also, there was an appeal filed on the building permit in reference to pile driving. At meetings with architect, structural engineers, soil engineers and project engineer and those complaints about possible damage to adjacent buildings have merit because two of the buildings are on soft sand. When the Commission approved the supplemental appropriation, extra money was included for a possible alternate to pile driving. At a meeting with the owners, it was agreed that the probability of damage was high. If the bids were rejected, there would be a re-design without pile driving. If the present bids were accepted, a change order would be done.

Chairman emphasized he was very unhappy about this matter. After further discussion, it was decided to vote on Resolution 1040, adding the word "material" in front of the word discrepancies in paragraphs 4 and 5.

Resolution 1040 adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Meeting returned to regular agenda.

2. Adoption of Minutes

Minutes of regular meeting of June 19 and special meeting of June 26, 1986 adopted as presented.

3. Director's Report

Moscone Earthquake Insurance

Director reported we received a waiver from the Trustee on the carrying of earthquake insurance at Moscone Center Garage, and has requested an amendment to the lease be prepared, calling for the Lessee to pay the Parking Authority $4,500 a year, which was the original bid amount for earthquake insurance.

Neighborhood Parking Plan

There will be an August 7 special meeting, to be held jointly with the Planning Commission starting at 6:30 PM on the Neighborhood Parking Plan. Director has thanked Director of Planning, Dean Macris for agreeing to the 6:30 PM starting time.

Administration of Meter Collection & Counting Contract

Director had previously pointed out to the Commission that he had a concern about the Tax Collector splitting among several people in his office the money provided for a single position for the counting and collecting contracts on the meter revenue. He discussed the matter with Richard Sullivan, and learned that his plan is to split it between a new employee hired to replace Sam Jung and with Lee Poteet, so that if one is on vacation the other is able to continue the work.

Lombard Garage Commercial Bids

Director reported the bids on the commercial space at the Lombard Street Garage had been opened on Tuesday. There was only one bidder, Flynn Companies, who bid all six parcels, a Burger King franchisee who intends to use two of the parcels for Burger King, reminding that at neighborhood meetings there were strong protests against restaurants and bars. A meeting has been held with the bidder regarding the fact that he will need to obtain a conditional use permit, and has been reminded he will have to put up a performance bond totalling almost $250,000. He is willing to take that risk. Mr. Wortman will now review bid and, probably at the next meeting, make his recommendation on award of that bid. There is a restriction for a 9 PM closing time in the bid.

They are aware there are no flues in design of space and they will have to pay cost of putting them in.

3. Report of Legal Counsel - None

4. Commessioners' Questions and Matters

Member Hester stated that in the Parking Authority Rules & Regulations sent the members, Section 9 - Operation of the Garages, states that commercial and other uses cannot exceed 25% of the property area. Director stated that it should read 25% of the surface area or 25% of the square footage of the building.

Member Hester stated that Section 21 - Rates - states that rates, fees and charges should be fixed so they yield an annual revenue equal to operating and maintenance expenses, including insurance policy, and didn't remember the Parking Authority setting rates in accordance with this. Director felt this referred to the non-profit corporations because on a percentage of gross we don't have to deal with insurance or other expenses.

Chairman suggested that he or Director be a speaker at San Francisco Tomorrow to put the Parking Authority's views on record.

Member Salarno left the meeting at 4 PM.

Chairman stated that the Parking Authority has discussed getting out of the construction business, and has been considering an air rights lease at Polk-Bush, but there has never been a resolution. It was his feeling that the City Attorney should start working on it, since we are in final states of negotiation with owner. Director said he would review minutes, thinking that some time ago the Parking Authority adopted the policy that this be the first priority, the second being to try to build on some else's land that is already in parking. The final step being buying and building. Member Dickinson requested the complete policy statement.

Chairman requested a letter of condolence on behalf of the Parking Authority be sent to Margaret Brady on the passing of her husband.

6. Unfinished Business
Resolution 1041 - Recommending Amendment to Contract of Gordon Chong & Associates - Lombard Street Garage

Dick Osborne of Gordon Chong & Associates summarized the costs involved in both re-bidding and redesign of foundation, and all work involved which total approximately $97,000. The adjacent property owners had complained about the use of pile driving in the foundation work. After discussing the work involved and the reasons for it, Director stated that some of the funds are already requested in the supplemental appropriation.

Chairman objected, and asked if anyone had ever met with the owner of the motel, Mr. Pietro. He also objected to the report of the soil engineer, feeling that no research had been done. After lengthy discussion, Chairman suggested that we go to the owners of adjacent property

and notify them that we will do pile driving, they will have to pay the $40,000 underpinning expense. However, would be agreeable to doing the $40,000 underpinning and switch from pile driving to casons (increasing the project's cost by $300,000), but they limit any damage claim to a predetermined amount.
Resolution 1041 adopted contingent on member poll by telephone:
Ayes: Members Short, Dickinson, Hester, Ho
Noes: Member Salarno

Presentation of Mission Bay Plan
Presentation to be re-scheduled.

7. New Business
Approval of Signs for Baskin Commercial Space - Performing Arts Garage
Unanimously approved subject to approval by Redevelopment Agency.

8. Ajournment
Meeting adjourned at 5:20 PM.

Respectfully submitted,

Ray King
Director

RK/lc
0954A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Joint Meeting with Planning Commission

6:30 PM
Thursday, August 7, 1986
Board Chambers, City Hall
San Francisco CA 94102

PRESENT

Parking Authority Members:	John Patrick Short, Chairman Mr. Michael S. Salarno, Vice Chairman Mr. Q. Todd Dickinson Mrs. E. Porcher Hester Mr. James K. Ho
City Planning Commissioners:	Toby Rosenblatt, Chairman Dr. Yoshio Nakashima, Vice Chairman Richard B. Allen Bernice Hamphill Norman Karasick Douglas Wright

Meeting was called to order by Chairman Short at 6:35 PM for the purpose of hearing neighborhood groups in support of and opposed to the 5-year Neighborhood Parking Plan.

Rose Pak, Chinese Chamber of Commerce: Said Chinese community is strongly in favor of the plan.

Bill Soule, Clement St. Merchants Association: Agreed with the plan.

Howard Thompson, Fillmore Street Merchants and Pacific Heights Residents: Stated they would like diagonal parking on the north side of California Street between Buchanan and Pierce.

David May, Planning Association of the Richmond: By resolution of Board of Directors of that Association, plan endorsed in its entirety.

Mervyn Silberberg, San Francisco Neighborhood Enterprise: Congratulated Planning Commission and Parking Authority, and recommended diagonal parking in neighborhoods, stating it is 10 times faster than parallel parking. Suggested Sacramento Street be surveyed on weekdays instead of Saturdays.

Michael Hall, Eureka Valley Merchants Association: Disagreed with low rating on Castro/Upper Market, priority of enforcement, and on charging merchants for yellow, white and green zones, though endorsed the plan.

Dr. Purcell, North Beach Neighbors/Telegraph Hill Dwellers: Read letter addressed to Parking Authority with copy to Planning Commissioners, commending Ray King, and supporting the neighborhood plan.

Leslie Thomason: Mid-Divisadero Merchants Association:
Sam Chung:
Walter Shimmilk: Feel that Mid-Divisadero should be higher priority.

Marie Flynn Miller, Asian Neighborhood Design: Support allocation of funds for additional parking in Chinatown.

Sam Gibbons, Mid-Divisadero Merchants Association: Suggested elimination of excessive red zones, parallel parking on side streets.

Enid Lim, Chinatown Trip: In favor of adoption of report, but stated there is need for parking for commercial vehicles.

Irene Flynn, Sacramento Street Merchants Association: Sacramento Street between Lyon and Spruce Streets should be tested on Monday thru Friday.

Mary Kay Sheridan, Sacramento Street Merchants Assocation: Willing to have parking lot built 3100 block Sacramento Street if they work with the City.

Nate Ratner, Polk Street Merchants: Supported plan, stating garages are needed very badly in San Francisco and that meter-feeding continues.

Lee Hander, Merchants of Upper Market: Objected to rejection of Market-Noe project.

Hugh Bell, SHARP: Endorsed plan.

Janet Brown, SF Chamber of Commerce: Heartily supported parking proposal.

Edwin Lee, Chinatown Coalition for Better Housing: Supported provisions of Plan that preserve parking in the area.

Norman Rolph, San Francisco Tomorrow: Opposed plan; presented written statement.

Zach Cowan, Individual: Parking plan has failed; very much against traffic in form of parking structures; freeways will get more crowded; presented written statement.

Ruth Gravanis, Transportation Committee, Coalition of San Francisco Neighborhoods: Parking fees should encourage short-term parking and discourage long-term parking; should be used to support transit not new garages. Certain portions of plan appear to be in violation of transit first policy. More garages generate more traffic.

Bruce Marshall, Duboce Triangle Assocation: Neighborhoods were not consulted, so this should not be called Neighborhood Parking Plan. Why is City in business of providing subsidized parking? Why is City even involved in this? Public funds should be used for housing, etc.

Walter Jebe, Excelsior District Association: Basically endorse plan, but disappointed that Excelsior District was not included.

Leslie Leonhardt, Union Street Assocation: Supports plan.

Kamini Gupta, Marina Merchants Association: Should recognize parking plan for what it is and re-focus. Basically plan is good, but does not go far enough.

Sue Danielson, Clement Street Merchants Association: Very happy with proposed parking.

Dana Walsh, Clement Street Merchants Association: Endorsed plan.

Pat Nathe, Haight-Ashbury Merchants Association: Endorsed plan.

Heidi Chipp, Eureka Valley Improvement Association: Opposed. Would like to work with committee.

Bruce Lilienthal, District Council of Merchants: Only two words: Thank you - for holding meeting at 6:30. Council hearily supports plan.

Alton Chin, Chinatown Resource Center: Need intelligent parking in Chinatown. Solutions are multifaceted. Much parking is not used - too expensive.

Joanne McEachen, New North Beach Merchants: Endorsed plan - need garage.

Meeting adjourned at 8:00 PM.

Respectfully submitted,

Ray King
Director

1067A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
496th Regular Meeting
Parking Authority

Thursday, August 14, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting - July 10, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Report on Proposed Mission-Bay Development

   Amendment to Resolution 992 - Amending Lease for Laguna Honda School Lot

   Consideration of San Francisco Arts Commission for Lighting Sculptures at Performing Arts Garage

   Reversal of Resolution No. 1026 - Recommending Acceptance of Bid of James E. Armstead in Response to Call for Bids for Commercial Leases at the Moscone Center Garage and Recommending Award of Said Leases to Said Bidders as the Highest and Best Responsible Bidders

7. New Business
   Resolution 1041 - Authorizing Assistant Director of the Parking Authority to Sign Checks on the Revolving Fund

   Resolution 1042 - Amendment to the Conflict of Interest Code to Increase the Minimum Reportable Amount of Income Received as a Gift to Fifty Dollars ($50) and to Include the Position of Assistant Director as a "Designated Employee"

   Resolution 1043 - Accepting as Completed the Commercial Space at Performing Arts Garage from Nibbi-Lowe Construction Company, Inc.

   Resolution 1044 - Recommending Rejection of Bid for Six Commercial Spaces - Lombard Street Garage

   Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage

   Resolution 1046 - Amending Contract with Conrad Associates for Design of Commercial Improvements at Moscone Center Garage

   Resolution 1047 - Authorizing Assistant Director of the Parking Authority to Attend Board Meeting of the California Public Parking Association

8. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-3651

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, August 14, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Herman Elins, Five Star Parking
Paul Newman, Keil, Connolly & Barbieri
David Cain, System Parking
Marvin Marx, Metropolitan Parking

ABSENT Mr. Michael S. Salarno

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of July 10 adopted as presented.

Item taken out of order:
Report on Proposed Mission-Bay Development

Mr. Jim Augustino, Santa Fe-Pacific Realty Corp., who is project manager for the proposed Mission-Bay development, presented sketches stating that they have presented to the City land use for the South of Market/Mission Bay area, bounded by Kansas Street on the north, Seventh Street on the west, Mariposa on the south and some properties to China Basin primarily along Third Street on the east. It would include 4 million square feet of commercial uses, 2-1/2 million square feet of light industrial, research and development, and wholesale/retail uses, and approximately 7,700 housing units.

In addition there is about 250,000 square feet of specific retail in and around the commercial buildings, which will not be unlike Chestnut Street and such neighborhood areas. The concept for the commercial space will be along the lines of Levy Square or the entire Front/Battery area - nothing over eight

stories, 25% of the parcels in open space in a campus-like environment. Industrial uses could range in anything from applied sciences, where they might have university connections, to print shops, wholesale/retail such as Showplace. The proposed land use plan is to come out in November 1986. The plan for open space is to enhance China Basin canal system providing 60-70 acres of public parks, with an additional 20 acres of open space associated with other uses.

The process got under way in early 1985 and has now reached a point where a couple of documents have been produced. Will present alternatives for land configuration and a preliminary policies document as to how it fits into the City's Master Plan and how it can be amended to accommodate the project. A number of studies looking at traffic, transportation, the amount of housing in relation to commercial, etc. are now underway and will be concluded in August of this year. The proposed land use plan as recommended by the City will come out in November.

Parking is based on one space per 250 square feet of commercial, which will be roughly 5,500 spaces; on the RD one space per thousand; for retail one space per thousand; and residential one space per unit. King Street will become King Boulevard with six lanes to accommodate future Muni Metro.

One of issues being looked at is how to allocate retail parking. Proposal at present is that most of housing will have "podium" parking, half level below grade, and housing will go up from there. Retail will be integrated into residential buildings, but because of security issues will more than likely want to segregate that parking in some way. Don't want merchants to take parking away from shoppers as is presently done in many areas.

Current Timetable: Assuming they complete the EIR process and it is received by next year, depending on market conditions, hope to be in ground in 1988 with a half million square foot structure and propose to build up to 500 units of housing in phase one of housing. In first ten years will reach half development of housing and not quite half of commercial.

Advantage of the site is that 50% of it is vacant at this time. There will be no residential displacement. Working with Cal Trans to move railroad station under freeway stub. Will only ask them to move at point where they need the property. Told Cal Trans they would guarantee right-of-way through property.

Meeting returned to regular agenda:

3. Director's Report

7th & Harrison

Administrative code provides for the right of lessee to petition the Board directly for an adjustment of rates, charges or change in regulation applicable to the facility which he or she is lessee. Golden Gate Parking Company is required, as they have done, to provide us and Controller with copy of petition. We are required to report to Board within 30 days or within such further time as the Board may by motion allow. This item is not on calendar, but 30 day time limit will be reached by next meeting. There are two parts to petition - one is request for night rate of $4.50 for attended parking and a single monthly charge for 165 reserved spaces which will be charged and paid in advance by Epic Disco. In addition, the petition asks for right to reserve 165 stalls for Epic to meet the requirements of the variance issued by the Zoning Administrator. This is really a policy call for the Board since we do not have any garages with reserved spaces.

As to rates, there is no way to compare proposed rates with anything South of Market, as almost all lots are relatively empty. There is no historical basis for commenting on whether they are good or bad. Board has right to change rates at any time.

Since this item is not on calendar would like, if Authority has no objection, to respond stating above as to rates, and ask Board for a policy statement if they want stalls specifically marked as reserved. As Director understands, the Clerk of the Board will set the petition for Finance Committee hearing after comments that come from the Parking Authority and Controller.

If the Board agrees with petition, they would then pass a resolution urging the Mayor to urge the Parking Authority to amend the lease.

On advice of Deputy City Attorney, Director could so respond. No objections were noted. Director will write letter.

Chairman asked that it be noted that Parking Authority is taking no position on the Epic Disco as to whether it is a good or bad project, and is only interested in parking. Director stated the use would be for nights and weekends only and would not interefere with daily parking.

Award of Commercial Space - St. Mary's Square Garage

Director reported that at last Monday's Board meeting the resolution authorizing award of the commercial space at St. Mary's Square Garage to Charles Hao was unanimously approved.

Lombard Street Garage

Supplemental appropriation for construction funds unanimously approved by Board of Supervisors on first reading.

Geary Mall

The second deck is now metered. Tax Collector has been notified for collecting purposes and Police Department for enforcing purposes.

Mission-Bartlett

Jack Pizza, Deputy City Attorney, who has been working on this has been transferred to the Port and has been replaced by Ben Flores. The agreement has been sent to Reliance, signed by them with one change and returned. The change involves products completion insurance policy, which does not affect Reliance. This is the only item remaining open.

Kevin Hagerty reported on the following:

Lombard Garage Construction Bid

Bid went out last week. Bid period is now August 7 through September 5, with a pre-bid meeting on Monday, August 25.

16th & Hoff

Experiencing problems on the second deck. A group of transients have been living there and harrassing patrons and cleaning crew, and littering the premises. Mission Police Station has been notified. Last week, possibly due to the street people there, all the light bulbs were removed or broken and fixtures damaged. Have also expanded security in the garage. The same officer who patrols Mission-Bartlett will patrol 16th & Hoff.

St. Mary's Square Garage

Metropolitan Parking Company has sign agreement with Westinghouse Elevator Company to repair escalators, which need to be completely overhauled.

Mission-Bartlett

Having problems with fire hoses - people have been pulling them out and turning on the water. Fire Department has informed that because the area is sprinklered, there is no need to have hoses. Arrangements are being made to remove the fire hoses from first level.

4. Report of Legal Counsel

Julian Hultgren, Deputy City Attorney, reported that formal amendment to the St. Mary's Square Garage lease has been discussed with attorney for Metro. Next step is to prepare revision of amendment and send it to him. Once they have concurred, will have suitable agreement.

Chairman asked about Polk-Bush and Director informed a letter has been received from attorneys for present owners reaching a financial agreement with the owner of the adjacent property in terms of lease of air and light easement.

Julian Hultgren stated that he believes that settlement between those two owners is conditioned on the owner of the other property making a satisfactory arrangement with the Parking Authority. Mr. Hultgren and Director met with people from the diagnostic center. They will draft a proposed agreement to try to resolve problems between them and City. Problems basically go to the question of location of elevators and pile driving which may affect the magnetic field of their diagnostic equipment. Should receive it by the 15th. Mr. Hultgren will look at it and return it with his changes and will, hopefully, soon have something that will work.

5. Commissioners' Questions and Matters

Meters

To Chairman's statement that it was his understanding that we were out of meters, Director stated we had a reserve of more than 100 meters but Board of Supervisors has been authorizing faster than we can supply them. Last supplemental appropriation will give us reserve of 400 meters.

24th & Castro

Chairman inquired as to 24th Street off Castro, where the Southern Baptist Church has large piece of unused property, asking that Director see what he can do toward making offer and check into eminent domain.

Lombard Street Garage

Chairman asked whether we have any recourse after losing at Board of Permit Appeals, stating we pay for professional help and wanting to know if we had recourse against the architect. Mr. Hultgren advised that if it can be established that the professional person was negligent, then there is liability. Without neglicence there is no liability. Director said that the plans they submitted were approved by Building Inspection as a legal method of construction.

Member Dickinson, who attended, reported that the nature of the opposition was different from what we were lead to believe. "They were out in full force" and a number of people we had never seen at our meetings were vehement in

their protest, feeling there was a 95% certainty of damage and stating that we overroad all concerns of the neighborhood. Member Dickinson said that DPW stated pile driving has never been approved in the Marina District. Member Dickinson felt that the supporting witnesses did a less than good job. Chairman asked that a letter be sent to DPW asking if pile driving has ever been done in the Marina, especially during construction of Marina Junior High School, feeling that the architect should have known this or talked to people in adjoining properties.

Collingwood School

Member Dickinson would like initial review regarding putting parking under the playground. Director will check.

Amendment to Resolution 992 - Amending Lease for Laguna Honda School Lot

It was unanimously approved that the Resolved clause in Resolution 992 be amended as follows:

Resolved, That the Parking Authority desires to amend the lease with the San Francisco Unified School District for use of the 7th Avenue lot immediately north of the old Laguna Honda School, and authorizes negotiaion with the San Francisco Unified School District to accomplish that purpose.

Consideration of San Francisco Arts Commission for Lighting Sculptures at Performing Arts Garage

Put over to next meeting.

Reversal of Resolution 1026 - Recommending Acceptance of Bid of James E. Armstead in Response to Call for Bids for Commercial Leases at the Moscone Center Garage and Recommending Award of Said Leases to Said Bidders as the Highest and Best Responsible Bidders

Since no formal notice was sent to Mr. Armstead that this item was on agenda, put over to next meeting.

7. New Business

Resolution 1041 - Authorizing Assistant Director of the Parking Authority to Sign Checks on the Revolving Fund

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Resolution 1042 - Amendment to Conflict of Interest Code to Increase the Minimum Reportable Amount of Income Received as Gift to Fifty Dollars ($50) and to Include the Position of Assistant Director as a "Designated Employee"

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Resolution 1043 - Accepting as Completed the Commercial Space at Performing Arts Garage from Nibbi-Lowe Construction Company, Inc.

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Resolution 1044 - Recommending Rejection of Bid for Six Commercial Spaces at Lombard Street Garage

After lengthy discussion, strong protests by Mr. Flynn of Flynn Food Company, Inc. and support from Marina District neighborhood groups and individuals, adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage

Put over to next meeting.

Resolution 1046 - Amending Contract with Conrad Associates for Design of Commercial Improvements at Moscone Center Garage

Adopted by following vote:
Ayes: Members Dickinson, Hester, Ho
Noes: Member Short

Resolution 1047 - Authorizing Assistant Director of the Parking Authority to Attend Board Meeting of the California Public Parking Association

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Member Dickinson asked that condolence letter be sent to the Agnost family.

8. Adjournment
Meeting adjourned at 4:15 PM.

Respectfully submitted,

Ray King
Director

COPIES OF ABOVE MENTIONED DOCUMENTS
ON FILE IN PARKING AUTHORITY OFFICE

1089A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
497th Regular Meeting
Parking Authority

Thursday, September 11, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting August 14, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
Consideration of San Francisco Arts Commission for Lighting Sculptures at Performing Arts Garage (Put over from August meeting)

Reconsideration of Resolution 1026 - Recommending Acceptance of Bid of James E. Armstead in Response to Call for Bids for Commercial Leases at the Moscone Center Garage and Recommending Award of Said Leases to Said Bidder as the Highest and Best Responsible Bidder (Put over from August meeting)

Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage (Put over from August meeting)

Neighborhood Parking Plan

Resolution 1048 - Award of Construction Contract - Lombard Street Garage

Budget and Capital Expenditure Approval - Japan Center Garage

7. New Business
Resolution 1049 - Lease Proposal from Budget Rent a Car - Parcel 1, Moscone Center Garage Commercial Space

Amendment to Lease for Auto Detailing and Car Wash - Golden Gateway Garage

Resolution 1052 - Thomas Swan Sign Company - Liquidated Damages - Performing Arts Garage

Resolution 1051 - Revised Parking Validation Agreement Submitted by AMC - Japan Center Garage - Change of Rate $1.05 - Budget and Capital Expenditure

Resolution 1050 - Authorizing Director of the Parking Authority to Travel to the California Parking Association Meeting

Adoption of Parking Authority Fourth Quarter Report

8. Adjournment

1131A

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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Meeting Report - Regular Meeting

Thursday, September 11, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Michael S. Salarno, Vice Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard Hashimoto, The Parking Place/Japan Center
Charles Holt, System Parking
Gordon Esposto, Golden Gate Parking Company
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Norman Rolfe, SF Tomorrow
Richard Dole, Japan Center/Ellis O'Farrell Garages
James Armstead, Financial West Foods, 1755 Bancroft Ave.
Bill Harrington, Barnes Construction

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of August 14 adopted as presented.

3. Director's Report
Mission-Coleridge
Director reported that Mayor probably signed legislation at 11:30 this morning approving the agreement, Joint Working Agreement and supplemental appropriation on Mission-Colerige. The project is presently going through EIR at Planning Dept., and has been approved by all other City departments.

Mission-Bartlett
We have signed agreement on Mission-Bartlett repair. Attorneys for Reliance have been in touch with Paul Fratessa, and he is starting on the

work. Given timing, three/four months, not sure whether it will be completed by Christmas. No drilling has yet been done. At the time second floor slab was found unsafe, there was no boring done at either end above the 21st or 22nd Street entrances. The slab there is 6-1/2" thick against 5' for the bulk of the slab. There was some thought that because of 6-1/2", shoring at two entrances may not be needed. If needed, shoring on the 21st Street end means closing of that portion. Fratessa's first chore will be to find out what conditions are at each end. If shoring is needed at 21st St., will try to get that done first. If the ends are all right, may still finish by first of December, but if there are problems work will not be done in time for Holidays.

16th & Hoff

At Monday Department Head meeting, Mayor mentioned that she had been in the 16th and Mission area and was concerned about homeless that have moved to the Bart entrance there. They have moved into and taken over the 16th & Hoff parking facility. Director pre-arranged with Police Department to arrive in early morning and "rousted" some of them. They have harrassed and prevented cleaning crews from cleaning second deck. Director has given Mission Station telephone number to cleaning crews and instructed them to call when necessary.

Chairman asked Assistant Director whether he is looking for parking spaces, such as a hardware store at Columbus and Union that has a full length red zone in front, stating there is no reason for that. Director reminded that Police Department had agreed to do a one-time survey of the City, which was never done. Assistant Director mentioned that at neighborhood merchants meetings it is suggested that they do diagram of on-street areas to increase parking and forward it Traffic Engineers.

4. Report of Legal Counsel

Polk-Bush

Mr. Hultgren reported a letter had been received from DNI, lessee of adjoining property, in which they delineated their requirements for agreement to release their easement. Mr. Hultgren called their attorney, Tom Larsen. He is now in process of preparing first draft of agreement, which will be submitted for review.

St. Mary's

Amendment to St. Mary's lease to provide for rent credit for repairs. Received recommendations for changes in basic form. Mr. Hultgren prepared new draft which he sent to their attorney, Ron Starr. Has not had any response.

Director announced that Mr. Wallace Wortman, Director of Property, will retire the first of October after 36-1/2 years. Chairman stated it had been a pleasure working with Mr. Wortman, one of the nicest and best department heads he has dealt with, wishing him all best in the future.

Item taken out of order:

Reconsideration of Resolution 1026 - Recommending Acceptance of Bid of James E. Armstead in Response to Call for Bids for Commercial Leases at the Moscone Center Garage and Recommending Award of Said Leases to Said Bidder as the Highest and Best Responsible Bidder (Put over from August meeting)

Director reminded that Resolution 1026 had previously been approved by

Parking Authority subject to approval of the Director of Property. Therefore, asks that the vote on Resolution 1026 be rescinded, bringing that resolution back before the Authority.

Vote on Resolution 1026 rescinded as follows:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Mr. Wortman stated that one of the concerns of his department is that in reviewing a bid is whether it will be a successful operation. In trying to work with bidder in making sure it will be a good lease, they examined this particular bid and the qualifications of the bidder and found that the financial data in support of the bid and the manner in which they proceeded to handle the bond for security of the lease, failed to meet what they consider to be the financial responsibilities of a good lease. In discussing it with the bidder, they found that there was concurrence that it was in the best interest of all concerned that the bid be withdrawn, or that the bid be rejected for lack of financial ability to perform the lease. This was Director of Property's recommendation. Bidder was present and concurred.

Motion was unanimously passed to adopt Resolution 1026 recommending to the Board of Supervisors rejection of the bid of James E. Armstead.

Resolution 1049 - Lease Proposal from Budget Rent A Car - Parcel 1, Moscone Center Garage Commercial Space

Director of Property stated they were aware of interest for a rent-a-car location at this property and went out to bid hoping to receive such a bid. Bids were due August 21. None were received. Next day Budget Rent A Car indicated they had mistakenly assumed bid date was the 25th. Instead of offering minimum bid of $2.50 square foot, they offered their originally intended bid of $3.44 square foot, which represents $1,799.12 a month. They have also agreed to 6% of gross income, a five year lease with 2 five year options. They will have exclusive rent-a-car use at Moscone Garage.

Adopted by following vote: Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Meeting returned to normal calendar:

5. Commissioners' Questions and Matters:

Golden Gateway

In reply to Chairman's question, Director stated that Real Estate Department is working on putting in commercial spaces and a developer has come in with a proposal. Since this is City property is totally within purview of City. This will probably take 50 spaces on main floor fronting Battery Street, but is still in "embryo" stage.

Fifth & Mission

Chairman asked what percentage it is full, stating he had request from a Supervisor re going on month-to-month rental. Ben Farlatti said it was probably 80% full, stating they have more monthlies than they should have.

Chairman stated this is the Parking Authority's 497th meeting and would like to suggest doing something "noteworthy" at the 500th meeting in December to show what has been done and let the public know "we're alive and well".

Chinatown Parking

Member Ho stated that traffic gets very congested on Clay Street when people are waiting to get into Portsmouth Square Garage, asking if anything could be done. Director stated that at one time tried to create a stacking lane, but it didn't work. Member Ho suggested wheel blocks to keep people from cutting into the line. Director will make request to Traffic Engineers to investigate this problem.

Member Hester suggested street sign on Clay Street directing traffic to St. Mary's Square Garage. Director will write to Traffic Engineers.

International Hotel

Member Ho asked whether we had a position on this. Director stated that to the extent that we are aware it is in private ownership and believes there is someone trying to take it over and possibly the City taking it back. Until ownership changes there is not much of a position for the Parking Authority. Has asked DPW what is under Kearny Street in a line across between Portsmouth Square Garage and I Hotel. There may be a possibility of expansion of Portsmouth Square Garage under Kearny Street. Has stayed in touch with Bill Witte on this site. Member Ho felt Parking Authority should let it's interest for parking at that site be known. Chairman suggested letter to Mayor re combination of low-cost housing and parking.

6. Unfinished Business

Consideration of Request of Arts Commission for Lighting Sculpture at Performing Arts Garage (Put over from August meeting)

Jill Manton will continue to research and return at October meeting.

Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage (Put over from August meeting)

After discussion, Member Ho suggested that all leases be amended to include rent credit amendment for non-routine maintenance and repairs. Director will talk to ramining two garage operators. Put over to October meeting.

Resolution 1048 - Award of Construction Contract - Lombard Street Garage

Due to unsettled protests, put over to special meeting on Thursday, September 18 at 11 AM.

Budget and Capital Expenditure Approval - Japan Center Garage

Taken out of order:

Resolution 1051 - Revised Parking Validation Agreement Submitted by AMC - Japan Center Garage - Change of Rate $1.05 - Budget and Capital Expenditure

After lengthy discussion and background explanations by Howard Wexler, attorney for AMC; Dick Dole, attorney for Western Addition Parking Corp., and Sandy Mori representing community groups, agreement amended to show 5% increase on minimum guarantee in second and third years, or $175,000 for the second year and $165,375 for the third year. Agreement unanimously approved.

Budget and capital expenditure for four month period unanimously approved as submitted.

Member Hester left meeting at 3:40 PM.

Resolution 1051 amended to show $1.05 validated stamps (delete "hourly rate" and "per hour"); second Whereas amended as follows:

Whereas, Said agreement provides for issuance of parking validation stamps to AMC at $1.05 per validated stamp, with a minimum annual guaranteed payment of $150,000 for the first year, and subsequent years as contained in the agreement.

Further Resolved clause will change hours of operation as previously approved. Adopted by following vote: Ayes: Members Short, Dickinson, Ho, Salarno

Amendment to Lease for Auto Detailing and Car Wash - Golden Gateway Garage
Resolution 1053 will provide for an amendment to the lease to incorporate additional amount and recommend to Board of Supervisors approval of charge of $15 for car wash and $150 for auto detailing.

Adopted by following vote: Ayes: Members Short, Dickinson, Ho, Salarno

Resolution 1052 - Thomas Swan Sign Company - Liquidated Damages - Performing Arts Garage
Put over to October meeting.

Resolution 1050 - Authorizing Director of the Parking Authority to Travel to the California Parking Association Meeting
Adopted by following vote: Ayes: Members, Short, Dickinson, Ho, Salarno

Adoption of Parking Authority Fourth Quarter Report
Unanimously approved.

Letter will be written to Wallace Wortman on his retirement from City service.

Chairman stated that at the time that salary standardizations come up, our Director is the lowest paid of any department head, and asked that the members join him in writing a letter to the Mayor suggesting that in comparison to other directors he is underpaid and that he receive a substantial increase in salary. He asked that the letter be prepared for signing at the special meeting on the 18th. Unanimously approved.

Chairman asked that Director also investigate compensation other commissions receive.

8. Adjournment
Meeting adjourned at 4:15 PM.

Respectfully submitted,

Ray King
Director

1178A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
498th Regular Meeting
Parking Authority

Thursday, October 9, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting September 11, 1986
   Special Meeting September 18, 1986

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Consideration of San Francisco Arts Commission Request for Lighting Sculptures at Performing Arts Garage (Put over from August meeting)

   Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage (Put over from August meeting)

   Resolution 1052 - Assess Liquidated Damages Against Thomas Swan Co., Inc.

   Resolution 1054 - Recommending Amendment to the Lease for the Performing Arts Garage - Rent Credit

   Resolution 1055 - Recommending Amendment to the Lease for the Vallejo Street Garage - Rent Credit

   Resolution 1056 - Amendments to St. Mary's Square Garage Lease

7. New Business
   Authorization for Rent Credit - Repair of Exhaust System - Golden Gateway Garage

8. Adjournment

1237A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, October 9, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Gordon Esposto, Golden Gate Parking Company
Herman Elins, Five Star Parking
Charles Holt, System Parking
Paul Newman, Attorney at Law
Andrew Ross, SF Examiner

ABSENT Mr. James K. Ho

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of September 11 and special meeting of September 18, 1986 adopted as presented.

Director stated that the request from the Art Commission for lighting sculptures at the Performing Arts Garage would be taken off calendar since they are not yet ready to present their request. It will again be put on calendar at their request. Resolutions 1045, 1054 and 1055 will be put over to next meeting.

Taken out of order:

Item 7 - Authorization for Rent Credit - Repair of Exhaust System - Golden Gateway Garage

It was noted that under the agreement we have as part of the lease on the

rent credit, lessee is required to get one quote for any major repairs, and Parking Authority must make determination if it is a landlord or lessee responsibility. Lessee took over on August 1, and on August 15 discovered the problem with the exhaust system and got a maximum estimate of $2,500 for time and material. A letter received from DPW indicates they inspected the ventilation system and found same problems. Also found that a thorough cleaning is needed and their estimate on that was $50,000. Lessee was asked to get three estimates. One received from a sub-contractor who works for Hardeman, Inc. gave a $10,000 estimate for the cleaning. Fire General & Light Safety Co. provided estimate of between $25,000 and $30,000. Third quote has not been received.

Director felt that since we are missing one estimate, and rather than hold up the work, asked for permission to authorize cleaning of the entire ventilation system not to exceed the maximum second bid of $30,000. Director stated the system is 20 years old and probably has never been looked at. Director felt the $2,500 item for noisy bearings, adjusting belts and other adjustments is landlord responsibility and should be authorized.

After lengthy discussion it was decided that, since it has been 20 years, we get a proposal in writing to determine exact amount of work so contract is not awarded sight unseen. It was also decided to get a second bid on the noisy bearings, adjusting belts, etc.

Member Hester also suggested that the language in the leases regarding rent credits be changed to get three bids rather than one. All members agreed.

6. Unfinished Business

Resolution 1056 - Amendments to St. Mary's Square Garage Lease

Director stated that proposed amendment sets from 5 AM to 6 PM Monday through Friday as attended park at the California Street entrance. Self-park shall be from 6 PM to 5 AM Monday through Friday and from 5 AM each Saturday and Sunday until 5 AM the following day. The Kearny Street entrance shall be open for attended parking Monday through Friday at 6 AM and 5 AM at the California Street entrance. Director indicated that on page 3 there is a typographical error which should show "lessor" rather than "lessee".

Julian Hultgren, Deputy City Attorney, summarized the first amendment to the lease, keeping in mind that the basic intention is to define certain major non-routine maintenance and repair items, to which the rent credit can apply. Routine maintenance and repair is still lessee's obligation.

After lengthy discussion motion was made to accept the amendment through Item 2 regarding hours and the gate, delete Item 3, and retain the remainder. Items 1, 2 and 4 were unanimously approved. Section 3 as previously written in the lease would remain intact, and will be reviewed at the next meeting.

Member Hester left the meeting at 3:15 PM.

Resolution 1052 - Assess Liquidated Damages Against Thomas Swan Sign Company, Inc. - Performing Arts Garage

After discussion it was unanimously decided to assess liquidated damages against Thomas Swan Sign Company, Inc. in the amount of $1,705 rather than $3,410, since Mr. Chris Maher was kind enough to appear at this meeting and honest enough to admit Swan was in error.

3. Director's Report

1625-1641 Powell

Director reported on acquisition of this site, stating that the Real Estate Department's appraisal is close to the value of the property put on by the owner. Unless the Commission had an objection, Director will ask Real Estate to commence negotiating for purchase, stating there may be a serios problem with residents who live immediately behind the property on Russian Hill due to 65' height limit. No objections were noted.

Robert's Gardens

Director has been attempting to deal with owner of property which is between Fillmore and Steiner on California, and admits to extreme frustration after many discussions. In the meantime, at the corner of Bush and Fillmore a service station is going out of business on the northwest corner of the Western Addition Redevelopment program. Redevelopment proposal is for a one-story building to house Walgreen's with underground parking. There is a 40' height limit. Redevelopment would be interested in possibility of our using air space above to put in parking. Director felt Robert's Garden site would be preferable due to its location, but if it fails, would not like to let Bush-Fillmore go and end up with nothing. Would like to get prices on Bush site. Director will work on both.

7th Avenue - Laguna Honda School

Director wrote to Property Manager at School District. Has had several conversations and they have decided to proceed. Director stated that, for whatever reason, the Parking Authority in renting the 6th Avenue lot agreed to put up the cost of putting in parking and never recover any of the money in exchange for 12 year lease. We give them all revenue except the cost of cleaning and counting of money.

Now we're talking about a 5 year lease at 7th Avenue, which will cost same amount, and School District wants same deal . Authority has agreed this is not acceptable. A proposal was made that we give them $9,500 collectively from both lots. They are presently getting $7,000 from 6th Avenue lot. Under the proposal, Parking Authority would get about $1,000 annually for five years. They have dropped request that we put it back into playground use from our funds when they are ready to use it as school again.. This is on School Board agenda for next Tuesday evening, assuming there is agreement.

Member Dickinson suggested delegation from Parking Authority talk to School Board president prior to meeting.

Polk-Bush

Acquisition will be left to Mr. Hultgren, who has been working with their attorney.

Agreement with Reliance

Approved agreement calls for tri-party contract with Paul Fratessa, the structural engineer, so that we would be covered under his E&O policy. Mr. Fratessa has some problems with this, but has no problem with us simply being added insured on E&O policy. Since agreement has been approved by this Authority, if Authority has no objection since it is not on agenda, would simply sign on Authority's behalf, agreeing that we be covered by E&O policy.
No objections noted.

Lombard Street

Director requested approval to sign change orders up to $10,000 or 2% of total contract. Unanimously approved.

Kevin Hagerty stated that all activities are shown on his weekly activity report.

4. Report of Legal Counsel

Mr. Hultgren reported that behind the Polk-Bush property there is a building presently leased to a medical group called DNI, and it has an easement that runs the rear 8' for light, air and access. Mr. Hultgren has been negotiating with DNI, who is interested in it to protect some diagnostic electrical equipment. This equipment is very sensitive to movement of large iron masses within 10' or 15'.

Mr. Hultgren has finally received a draft agreement from their attorney proposing to give them the protection they need for their equipment. If they get that protection they would be willing to release or quit claim that easement. He felt their restrictions were acceptable. However, what DNI is willing to do does not come out quite as understood by Mr. Hultgren. He had understood that they would quit claim the easement entirely and in its place create restrictions as to our use of the property. The agreement proposes that they merely give their consent to our building the garage on the easement property, then providing for restrictions on how we use it. The biggest problem is that if there is a violation of the restrictions, their agreement provides that we must tear down the garage. This is not acceptable and Mr. Hultgren will get back to their attorney to discuss, feeling that this may simply be their "first trial balloon".

Mr. Hultgren felt that essentially there is agreement on the type of protections they want. Pile driving will not be necessary for construction. Their weight requirement is 8,000 pounds - under 12,000 is no problem for anyone. It was suggested that an alternative is individual action on our part - eminent domain.

Chairman suggested that Mr. Hultgren draw up the agreement so that there is no misunderstanding, since this has been going on for too long. It was decided that Mr. Hultgren will discuss with them, stating that eminent domain is the only recourse.

Chairman requested a report from Mr. Hagerty regarding time element on this project.

5. Commissioners' Questions and Matters

Member Dickinson asked if there had been a response from Mary Burns regarding the Collingwood site. Director stated he had spoken to her and would try to find an old City Attorney opinion in this regard.

Members Dickinson and Hester applauded increased police attention to towing and tagging, asking whether it could be expanded to get meter fees. Director stated Chief Jordan had sent letter to Merchants stating they will start chaulking tires.

Member Salarno inquired as to the I Hotel. Director stated he spoke with the Mayor and with Bill Witte and has written to the Mayor. They apparently are in a negotiation with a possible buyer. Director wrote to DPW inquiring as to possibility of linking Portsmouth with I Hotel.

Member Salarno inquired as to counting of meter money. Director stated that Muni is still doing the counting. Pacific Telephone has withdrawn. Talked to Lee Poteet suggesting it may be time to find other avenues. Phone Company appears to be best if we can make it work.

Chairman asked that Kevin Hagerty be assigned to work with Lee Poteet and come up with a plan to revise the collection system.

Director reported that the Mayor has taken an active interest in the Brophy report. She has now asked that four zones of 4,000 meters each be broken down so that it can be known what is happening on the street. Mayor agreed that information we are getting is absolutely unacceptable. Tax Collector's office committed to the Mayor to come back with that program. That's the last they heard from the Tax Collector.

Director stated Brophy report is still being looked at in pieces. Some pieces are proving very interesting.

500th Parking Authority Meeting

Director stated he has traced all but three existing members of the Authority. Non-profit corporation Board members and all operators have been asked to contribute $125 each toward luncheon, which includes cost of their luncheon

16th & Hoff

There have been no further complaints. The new janitorial service has done an excellent job.

Lombard Street

Lot was closed for construction as of 2 AM today.

8. Adjournment

Meeting adjourned at 4:45 PM.

Respectfully submitted,

Ray King
Director

1319A

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ON FILE IN OFFICE OF PARKING AUTHORITY

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
499th Regular Meeting
Parking Authority

Thursday, November 13, 1986
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting October 9, 1986

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Unfinished Business
   Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage for Non-Routine Repairs

   Resolution 1054 - Recommending Amendment to the Lease for the Performing Arts Garage for Non-Routine Repairs

   Resolution 1055 - Recommending Amendment to the Lease for the Vallejo Street Garage for Non-Routine Repairs

   Resolution 1064 - Recommending Amendment to the Lease for St. Mary's Square Garage for Non-Routine Repairs

   Resolution 1057 - Authorizing Department of Public Works to Clean and Repair Ventilation System - St. Mary's Square Garage

   Resolution 1058 - Authorizing Replacement of Manlift - St. Mary's Square Garage

   Resolution 1059 - Authorizing Cleaning of Exhaust Fan System and Ventilation Ducts at Golden Gateway Garage

   Resolution 1060 - Authorizing Director to Sign Change Orders Under $10,000 for the Construction of the Lombard Street Garage

   Discussion of Amendment to Laguna Honda Lease - 6th Avenue

   Authorizing Director of Parking Authority to Sign Letter of Agreement - Mission-Bartlett Parking Plaza, Upon Concurrence of the City Attorney's Office

7. New Business
   Approval of Melvin B. Wasserman as Member of Downtown Parking Corporation Board of Directors

   Resolution 1061 - Declaring an Emergency Under Administrative Code Section 6.30 - Mission-Bartlett Parking Plaza

   Resolution 1062 - Recommending Lease Modification for Moscone Center Garage Deleting the Requirement for Earthquake Insurance

   Resolution 1063 - Authorizing Delay in Receiving Faithful Performance Bond or Securities - St. Mary's Square Garage

   Approval of Parking Authority First Quarter Report

8. Adjournment

1335A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, November 13, 1986
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard Stein, City Parking Co.
Ben Farlatti, Onorato Garages
Harry Quinn, Real Estate Department
Charles Holt, System Parking
Herman Elins, Five Star Parking
Richard O. Guynn, Sutter-Stockton Garage
Richard Dole, Japan Center/Ellis-O'Farrell Garages
Paul Newman, Keil, Connolly & Barbieri
Mervyn Silberberg, SFNE, 3700 Sacramento St.
Tim Leonoudakis, San Francisco Parking

ABSENT: Ray King, Director

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of October 9, 1986 adopted as presented.

3. Director's Report
In the absence of the Director, Assistant Director reported:

Annual Report
The Parking Authority's 1985/86 Annual Report has been completed and is in the process of being printed.

Mission-Bartlett

The agreement between the bonding company and Paul Fratessa & Associates has been signed. At merchants' request, we have asked that construction work not begin prior to January.

Mr. Al Borvice has requested to be placed on the agenda to discuss security at the garage. If a special meeting is called in December, he will be placed on that agenda. If there is no special meeting, Mr. Borvice will be placed on the January agenda.

Lombard Street Garage

Construction work is proceeding on schedule.

Performing Arts Garage

Kimball's Restaurant opened on November 10 and grand opening scheduled for November 20.

St. Mary's Square Garage

Charles Hao's sub-lease to Avis has been approved. This sub-lease is permitted by his contract with the City. It is City Attorney's opinion that we do not have to go back to Board of Supervisors for approval.

500th Parking Authority Meeting

Plans are proceeding for this meeting to be held on December 11 at the Empress of China. Invitations will be sent out from Mayor and Host Committee some time next week. Presently have 60 names on guest list and each member of Host Committee will be allowed to bring one guest. Mr. Ben Farlatti, Chairman of the Host Committee, said 21 hosts have paid $125 each.

Golden Gateway Garage

Two year auto detailing sub-lease passed Finance Committee yesterday. The first year the company will pay Golden Gate Parking Company $1,725 per month, 80% + of which will come to the Parking Authority. The second year will pay $2,000 per month with 80% + to Parking Authority.

Proposition M

It appears that passage of this proposition has created potential problems in the planning and development of neighborhood parking projects. Planning Department and City Attorney's office are currently studying issue.

4. Report of Legal Counsel

Performing Arts Garage

Mr. Hultgren reported that the City has been served with a lawsuit by Weber Electric Company regarding a stop notice claim for work they did on the Performing Arts Garage. However, we have a settlement agreement with St. Paul Fire & Marine Insurance Company agreeing to indemnify the City against claims of this type. Therefore, suit has been referred to them.

Polk-Bush

Mr. Hultgren received a second draft of agreement from Tom Larsen, attorney for DNI. Some details still need to be refined to allow Parking Authority to do necessary work on the project. Chairman asked Mr. Hultgren to set a meeting with Mr. Larson after November 24, when Director returns from vacation.

5. Commissioners' Questions and Matters

Member Dickinson questioned Charles Hao's ability to sub-lease at St. Mary's. Chairman explained that under his lease, Mr. Hao pays an established minimum rent and a percentage of his gross aove that amount. Income from auto rental sub-lease will probably allow Mr. Hao to move into the percentage category. Mr. Hultgren stated that sub-lease is allowed by Mr. Hao's lease and the Parking Authority or City cannot exercise unreasonable discretion concerning tenants. Chairman asked that clause be included in all future leases that allows Parking Authority to approve sub-lease.

Mr. Harry Quinn of Real Estate Department agreed with this sub-lease, stating that sub-lease tenant had been reviewed as a financially responsible tenant. He stated, however, that lessor has the right to turn down a sub-lessee who has a bad "financial track record".

Polk-Bush/Prop. M

Member Dickinson noted that it has been said that Mr. Dean Macris, Director of Planning, feels that Polk-Bush approval must go back to the Planning Commission. Mr. Hagerty deferred answering this question until Director's return from vacation.

500th Meeting

Member Salarno asked the status of bringing guests. Mr. Ben Farlatti informed that space was available on a first come-first served basis and that a guest charge would be established (estimate $20). Member Salarno stated he would like to have Merchants Associations notified because he has had some telephone calls. Chairman stated that if there is room enough, would like them invited as paying guests.

Assistant Director stated that following item is not on agenda, however, it was requested that the resolution be adopted to be presented at the 500th meeting to retired Director of Property.

Resolution 1065 - Commendation of Wallace Wortman, Director of Property
Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

6. Unfinished Business

Resolution 1045 - Recommending Amendment to the Lease for the Moscone Center Garage for Non-Routine Repairs

Resolution 1054 - Recommending Amendment ot the Lease for the Performing Arts Garage for Non-Routine Repairs

Resolution 1055 - Recommending Amendment to the Lease for the Vallejo Street Garage for Non-Routine Repairs

Resolution 1064 - Recommending Amendment to the Lease for St. Mary's Square Garage for Non-Routine Repairs

There was lengthy discussion, during which Chairman opposed adopting above resolutions, feeling that bidders have inspected garages before bidding and should know whether they are in good or bad condition. He felt they should also know that a garage that is 30 years old will not be in the same state of repair as a new garage. Chairman felt that a better arrangement would be for

the garage operator to pay a certain small percentage for repairs or replacement of equipment based upon length of stay in garage, and the Parking Authority pay a larger percentage of cost of major repairs. Chairman felt the above resolutions open a large "gray" area, asking the meaning of "routine" and "non-routine" repairs. He also felt that this method is unfair to the bidders who lost the bid, and that it is wrong to change the leases at this time.

Chairman asked that Member Dickinson meet with Director to put together better language and bring these resolutions back at the next meeting.

The above resolutions were put over to the next meeting.

Items taken out of order:

Resolution 1061 - Declaring an Emergency Under Administrative Code Section 6.30 - Mission-Bartlett Parking Plaza

Mr. Hagerty stated that the fire alarm system is not working properly because the delineator panel was never installed. Resolution would allow DPW to immediately contract for repair of system. Chairman asked that he investigate to see if this was paid for in the original contract.

Adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Discussion of Amendment to Laguna Honda Lease - 6th Avenue

Assistant Director reviewed the history and terms of original lease with School District. He reviewed the details of the amendment to the lease that was passed by the School Board on October 16.

Mr. Larry Jacobson, Property Manager for the San Francisco Unified School District, stated that he wanted it understood that the Superintendent of Schools wants to cooperate with the Parking Authority and will do whatever possible to provide a situation where parking will occur, as long as it is feasible to do so and the facility is not being used for the school.

Mr. Jacobson also stated that the previous Director had informed the School District they could expect in the neighborhood of $12,000 annually for parking at the 6th Avenue lot, and that the meter rates were being raised from 10¢ per hour to 25¢. The School District has not received those kinds of funds. Therefore, the School District wants some kind of guarantee of their income, and is asking $8,500 annual guarantee, or approximately 2¢ square foot for both lots, since they could rent to Christmas tree people for substantially more.

Mr. Jacobson stated that when the University lease is terminated and just prior to the entry of students into the building sometime in 1993, they require that the yard be useable as a schoolyard and the Parking Authority pay for the cost of returning it to schoolyard use. If they did this themselves, they feel they would lose a year or two of income, or approximately $7,000.

Mr. Jacobson responded in the affirmative to Chairman's statement that they are tying a new lease up with an old lease. After discussion, Mr. Jacobson agreed to take the following compromise back to the School Board.

Member Salarno left meeting at 3:45 PM.

Assistant Director provided Commission with staff recommendations and the following was approved by the Authority:

The 7th Avenue lease be included in the original lease, and the Parking Authority would convert the schoolyard to a parking lot. The School District would receive $8,500 or 3/4 of the revenue annually, whichever is greater, for use of both lots. When the 7th Avenue lease is terminated at the end of the UCSF lease, rent paid to the School District will revert to the method used at the 6th Avenue lot. Parking Authority will continue to use the lot on a month-to-month basis until 90 days prior to the school re-opening. At the end of that period, the Parking Authority will convert the 7th Avenue lot back to playground use at a cost not to exceed 25¢ a square foot calculated in 1986 dollars. The provisions of the 6th Avenue lease will remain in effect. If the School District cancels the lease prior to September 22, 1996, they will reimburse the City for all unamortized capital costs. If the lease goes to the end of its term, the Parking Authority will pay the cost, not to exceed 25% a square foot calculated in 1986 dollars, to convert the lot back to a school playground.

Member Hester left meeting at 4 PM.

Resolution 1059 - Authorizing Cleaning of Exhaust Fan System and Ventilation Ducts at Golden Gateway Garage

Mr. Timothy Leonoudakis stated that this request was in accordance with discussions with Director Ray King. After lengthy discussion, adopted by following vote subject to Director's approval: Ayes: Members Short, Dickinson, Ho

Resolution 1058 - Authorizing Replacement of Manlift - St. Mary's Square Garage

Adopted by following vote: Ayes: Members Short, Dickinson, Ho

Resolution 1057 - Authorizing Department of Public Works to Clean and Repair Ventilation System - St. Mary's Square Garage

After lengthy discussion during which Chairman opposed this resolution, Mr. Ron Starr and Mr. Nicky Cheung, representing Metropolitan Parking Company, requested that this item be removed from the calendar. They will return with a proposal to replace the ventilation system.

Resolution 1060 - Authorizing Director to Sign Change Orders Under $10,000 for Construction of Lombard Street Garage

Adopted by following vote: Ayes: Members Short, Dickinson, Ho

It was requested that Director inform the Parking Authority as to total aggregate change orders over 5%.

Resolution 1062 - Recommending Lease Modification for Moscone Center Garage Deleting Requirement for Earthquake Insurance

Adopted by following vote: Ayes: Members Short, Dickinson, Ho

Resolution 1063 - Authorizing Delay in Receiving Faithful Performance Bond or Securities - St. Mary's Square Garage

Adopted by following vote, with following stipulation:

By December 1, 1986, the Parking Authority must receive $100,000 deposit, which would be returned upon receipt of bond, or have the officers of the company personally guarantee the $500,000 performance bond in a form acceptable to the City Attorney's office. If there is a bond in place by December 1, this will not be necessary. If security is not received by December 1, the Parking Authority will call a special meeting in December to consider termination of lease. Unless there is a bond in place by January 1, Metropolitan Parking Corp. will be in default of their lease and the Parking Authority will take steps for termination for non-performance. Further, any money they saved during the five months they had no bond will be paid to the Parking Authority.

Chairman asked that Assistant Director write to insurance company asking the reason for cancellation of their insurance.

Resolution 1063 adopted as amended above, by the following vote:
Ayes: Members Short, Dickinson, Ho

Approval of Parking Authority First Quarter Report
Unanimously approved.

In the absence of Melvin B. Wasserman, his approval as Member of Downtown Parking Corporation Board was put over to next meeting.

Chairman asked that letter be written to Mayor urging increase in Director's salary, and mentioning that DPW Building Inspectors earn $60,000 annually.

8. Adjournment
Meeting adjourned at 6 PM.

Respectfully submitted,

Kevin M. Hagerty
Assistant Director

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1408A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
500th Regular Meeting
Parking Authority

Thursday, December 11, 1986
2 PM

Empress of China Restaurant
838 Grant Avenue, SF 94108

AGENDA

1. Roll Call
2. Adoption of Minutes - Regular Meeting November 13, 1986
3. Director's Report
4. Report of Legal Counsel
5. Commissioners' Questions and Matters
6. Adjournment

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1468A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, December 11, 1986
2:00 PM
Empress of China Restaurant
838 Grant Avenue
San Francisco CA 94108

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: See below

ABSENT: Mrs. E. Porcher Hester

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of November 13, adopted as mailed.

3. Director's Report - No Report

4. Report of Legal Counsel - No Report

5. Commissioners' Questions and Matters
Mr. Ben Farlatti introduced President of the Board of Superviors John L. Molinari. Supervisor Molinari commended the Parking Authority and staff on good work that had been done over the years since inception in 1949. He then presented Certificates of Honor to Chairman John Patrick Short and to the Parking Authority.

Chairman Short introduced former Director of Property, Wallace Wortman, who recently retired from City service. He applauded Mr. Wortman on 36 years of fine service and requested the Parking Authority Director to present Parking Authority resolution No. 1065 - Commendation of Wallace Wortman, Director of Property.

6. Adournment
Meeting adjourned at 2:30 PM.

Be it noted that prior to the meeting, Mr. Ben Farlatti introduced Mayor Dianne Feinstein, who proclaimed December 11, 1986 Parking Authority Day. Mayor Feinstein stated that in 1984 she had charged the Parking Authority with the development of ten new parking projects by the end of her term of office. She also reviewed those projects previously constructed or acquired under Parking Authority auspices since 1949.

Mr. Farlatti introduced former commissioners and staff who were present at this luncheon including Vining T. Fisher, Director of the Parking Authority from 1949 to 1967; Arthur Becker, Director of the Parking Authority from 1967 to 1977; Mrs. Margaret L. Brady, Director from 1977 to 1984; and Mr. Ray King, the present Director. Also present were former commissioners Donald Magnin, Achille H. Muschi, John E. Sullivan, Ed Johnson, Eugene Friend, Albert E. Schlessinger, Harry Aleo, Michael J. McFadden, Ruth Church Gupta, W. Jack Chow, and former City Controller Nat Cooper. Former secretaries of the Parking Authority Helen Ellis, who now lives in Boise, Idaho, and Helen Juzix, were also present.

Respectfully submitted,

Ray King
Director

1505A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
501st Regular Meeting
Parking Authority

Thursday, January 8, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of December 11, 1986.

3. Election of Officers

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

7. Unfinished Business
Approval of Melvin B. Wasserman as Member of Downtown Parking Corporation Board of Directors (Put over from November meeting)

Discussion re Mission-Bartlett by Mr. Al Borvice

Recommendation for Art Enrichment for Lombard Street Garage by Regina Almaguer, Arts Commission

8. New Business
Pending Recommendation from Mayor's Office - Moving Responsibility for Collecting and Counting of Meter Revenue from Tax Collector's Office to Parking Authority - Report from Mr. Thad Brown, Tax Collector

Discussion of Performance Bond Requirements on Garage and Commercial Space Leases - including St. Mary's Square, Vallejo Street and Golden Gateway Garages

Approval of Commercial Space Renovation at Sutter-Stockton Garage

Resolution 1066 - Recommendations to Mayor Dianne Feinstein of Priority Neighborhoods for Parking Facilities

9. Adjournment

1467A

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SAN FRANCISCO PARKING AUTHORITY

January 8, 1987

The Meeting Report for this meeting is missing

ARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
502nd Regular Meeting
Parking Authority

Thursday, February 19, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting January 8, 1987
Special Meeting January 16, 1987

3. Public Comment
Any person may address the Parking Authority on any matter within the jurisdication of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

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7. Unfinished Business
Color Scheme and Graphics - Lombard Street Garage

Approval of Graphics - Golden Gateway Garage

Mission-Bay Presentation

Landscaping - Performing Arts Garage

8. New Business
Resolution 1069 - Approving and Adopting Marshall Square Parking Plaza Legal Documents and Recommending Authorization to Lease

Resolution 1070 - Approving and Adopting Lombard Street Garage Legal Documents and Recommending Authorization to Lease

Resolution 1071 - Authorizing Rates and Hours at Lombard Street Garage

Resolution 1072 - Approving and Adopting Negotiated Lease for Commercial Tenants and Recommending Authorization to Lease - Moscone Center Garage

Request for Early Bird Rate Change - Moscone Center Garage

Approval of Signing for Hao and Avis Commercial Spaces - St. Mary's Square Garage

Approval of Rolldown Gate on Kearny Street Entrance - St. Mary's Square Garage

Request for Amendment to Garage Budget - Sutter-Stockton Garage

Approval of Parking Authority 1987/88 Budget

Approval of Parking Authority Second Quarter Report

The Parking Authority may recess for Executive Session to discuss the Mission-Bartlett Parking Plaza

9. Adjournment

PARKING AUTHORITY
OF THE CITY A. D COUNTY OF SAN FRANCISCO
DIANNE FEINSTEIN, Mayor
25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

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Rescheduled

MEETING NOTICE
502nd Regular Meeting
Parking Authority

Thursday, February 26, 1987
1:30 PM
Conference Room, Sixth Floor
450 McAllister St., SF 94102
Rescheduled from meeting of Thursday, February 19.
Meeting Postponed due to lack of quorum.

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting January 8, 1987
Special Meeting January 16, 1987

3. Public Comment
Any person may address the Parking Authority on any matter within the jurisdication of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

7. Unfinished Business
Color Scheme and Graphics - Lombard Street Garage

Approval of Graphics - Golden Gateway Garage

Mission-Bay Presentation

Landscaping - Performing Arts Garage

8. New Business
Resolution 1069 - Approving and Adopting Marshall Square Parking Plaza Legal Documents and Recommending Authorization to Lease

Resolution 1070 - Approving and Adopting Lombard Street Garage Legal Documents and Recommending Authorization to Lease

Resolution 1071 - Authorizing Rates and Hours at Lombard Street Garage

Resolution 1072 - Approving and Adopting Negotiated Lease for Commercial Tenants and Recommending Authorization to Lease - Moscone

Request for Early Bird Rate Change - Moscone Center Garage

Approval of Signing - Hao and Avis Commercial Spaces - St. Mary's Sq. Gar.

Approval of Rolldown Gate on Kearny Street Entrance - St. Mary's Sq. Garage

Approval of Alterations to Moscone Center Garage - Budget Rent-a-Car

Request for Amendment to Garage Budget - Sutter-Stockton Garage

Approval of Parking Authority 1987/88 Budget

Approval of Parking Authority Second Quarter Report

The Parking Authority will recess for Executive Session to discuss the Mission-Bartlett Parking Plaza and Feasibility of Acquiring Bush-Polk Property by Eminent Domain

9. Adjournment

1660A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, February 26, 1987
1:30 PM
Conference Room, SixthFloor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Directo
Julian Hultgren, Deputy City Attorney
John Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Rateh Mohammed, Moscone Center, 320 Third Street, SF
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard Stein, City Parking
Herman Elins, Five Star Parking
Norman Rolfe, SF Tomorrow
Joe Conkel, Budget Rent-a-Car
Harry Quinn, Real Estate Department
Bruce Randolph, Budget Rent-a-Car
Rich Holm, Budget Rent-a-Car
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Charles Holt, System Parking

ABSENT Mrs. E. Porcher Hester
Mr. James K. Ho

Due to lack of a quorum, the Parking Authority meeting of February 19 was re-scheduled for February 26, 1987.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of January 8 and special meeting of January 16, 1987 adopted as presented.

3. Public Comment
Norman Rolfe suggested that Public Comment be moved on the agenda to appear after Item 6 - Commissioners' Question and Matters. All in favor.

Items taken out of order:

Approval of Alterations to Moscone Center Garage - Budget Rent-a-Car
Director explained that plans to install pump condenser had been approved by structural engineer. Unanimously approved.

Chairman felt that items such as this need not be put on the agenda, and asked that at next meeting authority be given Director to approve them without coming before Parking Authority.

Resolution 1072 - Approving and Adopting Negotiated Lease for Commercial Tenants and Recommending Authorization to Lease - Moscone
After explanation by Harry Quinn of Real Estate Department, adopted by following vote: Ayes: Members Short, Dickinson, Salarno

Tenant stated his commercial space will be a convenience store. Chairman requested letter from tenant stating he will not put in deli or fastfood restaurant.

Resolution 1069 - Approving and Adopting Marshall Square Parking Plaza Legal Documents and Recommending Authorization to Lease
Adopted by following vote: Ayes: Members Short, Dickinson, Salarno

Chairman asked that Director be given authority to take cancellation time of lease down to whatever he finds reasonable. All in favor.

Resolution 1070 - Approving and Adopting Lomard Street Garage Legal Documents and Recommending Authorization to Lease
Adopted by following vote: Ayes: Members Short, Dickinson, Salarno

4. Director's Report
Change in State Law
Director reminded that some time ago Authority asked that he investigate changing the State law that restricts ability to purchase existing parking property unless parking capacity is tripled. A draft of law change has been submitted and is now being drafted by legislative counsel. League of California Cities has approved it, and it has been submitted to the County Supervisors Association. In essence, it does not change restriction that exists, but allows the cities to permit it. Will probably be submitted to Legislature in next three weeks.

Mission-Bartlett
Meeting with Planning Commission regarding conditions under which Mission-Bartlett operates was on calendar for today. It is being put off till next Thursday. Director will meet with Al Borvice and Bob Passmore on Tuesday.

Mission-Coleridge
Agreement has died. Mayor requested list of options. Director met with people from Bernal Heights Foundation and BRIDGE. They have been given April 1 deadline by Standard Brands, who have waited two years to begin project. Director wrote a joint memo with Bill Witte to Mayor, suggesting there was danger of losing housing. Received note from Mayor expressing her disappointment in losing parking, but did not wish to jeopardize housing.

Tax Collector's Reports

This morning received first report from Tax Collector that breaks down zones into routes. Will now be able to track a given area each month. Meter revenue has been dramatically rising, probably due to combination of new locks, changing all automatic meters to manual and increased enforcement. Mr. Lee Poteet estimates if this continues for the rest of the year, revenue will go from $6.3 million last year to $7 million, and if this continues for a full year he feels it could go to $8 million.

Chairman requested letter to Thad Brown congratulating him for his cooperation and the efficient way this reporting has begun to occur.

Bond Issue for Parking

At the Union Square Association meeting on Tuesday, in the Mayor's speech she announced that she wanted a bond issue for parking on the November ballot. Time deadline for introduction will be the end of May. Director has started working on it and should be on April meeting agenda.

Lombard Street Garage

Assistant Director gave update on construction. They are a little behind in some areas, but time should be made up during later phases of project.

Chairman stated that with Mayor leaving office, he would like project finished in October, feeling that we owe it to her. Asked that Director check contract for clause regarding request for rain delay to see if it had to be submitted within one month.

Time Lag in Property Purchase

At Monday's department head meeting Mayor appointed task force consisting of Parking Authority, City Attorney, Planning Department, DPW, and Recreation & Park, to be chaired by Ray King. They are to review all laws involved in property purchase to find whether nine month time period it takes to purchase property can be speeded up. They are to report to Mayor in one month. First meeting has been called for March 6, and has asked City Attorney to start on legal review.

5. Report of Legal Counsel

Julian Hultgren announded that at the end of regular calendar, Parking Authority will recess for Executive Session pursuant to Government Code Section 54956.9 (a) William G. Barnes and Son Company, Inc. v. Parking Authority of the City and County of San Francisco, 54956.9 (c) Agreement between Parking Authority and Reliance Insurance Company, and 54956.9 (c) Acquisition of Polk-Bush property.

6. Commissioners' Questions and Matters

Member Salarno asked the status of implementing the Brophy Report. Director stated Mayor continues to chair meetings on pieces of it. Major objections concern consolidating departments. However, she has did obtain 15 new parking controllers in this year's budget. Board of Supervisors did not approve Denver boot.

Member Salarno asked about the status of the North Beach property. Director reported that negotiations have all basically been cleared up. Proposal has been made for lease of land. Director feels deal will be made.

Director reported that Powell Auto Works has been sold and title transfer is due in May. Third parcel, on Green between Columbus and Grant, may be available.

Approval of Signing - Hao and Avis Commercial Spaces - St. Mary's Sq. Gar.
Unanimously approved.

Approval of Rolldown Gate on Kearny Street Entrance - St. Mary's Sq. Gar.
Unanimously approved.

San Francisco Tomorrow

Chairman stated that Norman Rolfe of San Francisco Tomorrow was in the audience, and believed it was his stated policy that he doesn't want one single parking space added in San Francisco. Chairman stated he respected Mr. Rolfe, but did not agree with his policy. There has been an increase in population and an increase in the number of registered vehicles in SF. He has taken it on himself to personally attack members of the Authority in his organization's Newsletter. Chairman said he had stated he would not vote on Polk-Bush because it is in his neighborhood and, also, furnishes parking to his employees next door. Chairman informed that he is closing his store on Polk Street and would have told him so if Mr. Rolfe had called him on the phone before attacking him. Chairman felt an apology in the SF Tomorrow Newsletter was in order.

Director stated that Chairman had not seen the latest edition of the Newsletter and would like to comment on it. Mr. Rolfe has said that the Parking Authority staff has issued misinformation on the occupations of some of our members and feels that should be stopped. Director wanted to make it clear that Mr. Rolfe has come into our office and looked in our files many times, has never asked a question, didn't ask a question about any other occupations of the members, we do not put press releases out on appointments to our Commission - the Mayor's office does - we do not have that information readily available, though if Mr. Rolfe had asked we would have found it. Director took strong objection and intends to send a letter to SF Tomorrow and ask that there be put in the bulletin the fact that no misinformation was given on the basis of occupations of our members to Mr. Rolfe or anyone else at SF Tomorrow.

Mr. Rolfe stated he had a couple of other things, asking about the bond issue that was spoken about and what type of bond it would be. Chairman stated that it was from the Mayor's office, stating she perceives a major parking problem in SF. Director stated it will be a revenue bond issue.

Mr. Rolfe asked about the Mayor changing her mind on the use of eminent domain regarding parking. Director said her basic position of not liking eminent domain as a practical matter on anything now says that we need to do it on parking.

Mr. Rolfe referred to Chairman's complaint, stating his remarks were not meant to be personal attacks on the commissioners, but relating their economic interests and what possible effect they might have on their decisions. As to how he got the information - he said he personally spoke with a member of the staff, declining to say which one, and got the information verbally asking what the commissioners did for a living. Staff member said that so-and-so owns a store here, so-and-so works for Bank of America, etc. and he went on that information. Then he learned through another source that Mr. Ho had other economic interests Mr. Rolfe did not know about, and wondered how many

other of these commissioners might have other interests. He then looked up their statements of economic interest. Mr. Rolfe said that he saw nothing to apologize for. Chairman still felt that a phone call would have been in order to verify the information. Mr. Rolfe said the address for SF Tomorrow is 942 Market St., Room 505.

Color Scheme and Graphics - Lombard Street Garage

Director stated there is to be a meeting a week from tomorrow at the Arts Commission, where artist Lee Champagne will show several proposals for neon he plans to bring to the Parking Authority.

After presentation by Dick Osborne of Gordon Chong & Assoc., with the exception of the outside banner, the color of the railings, and texture of an outside coating which was too rough to easily remove graffiti, color scheme and graphics were unanimously approved.

Resolution 1071 - Authorizing Rates and Hours at Lombard Street Garage

After discussion, a $3.00 overnight rate thru 10AM was added and resolution was adopted by following vote: Ayes: Members Short, Dickinson, Salarno

Approval of Graphics - Golden Gateway Garage

Unanimously approved.

Mission-Bay Presentation - Put over to April meeting.

Landscaping - Performing Arts Garage

Director reminded that when this property was purchased from Redevelopment, there was a commitment to landscape the west end. However, because of traffic problems a curb cut has been put in. Director asked permission to work with Redevelopment to try to change the landscaping commitment so that the curb cut can be made permanent. Unanimously approved.

Request for Early Bird Rate Change - Moscone Center Garage

Put over.

Request for Amendment to Garage Budget - Sutter-Stockton Garage

After discussion, unanimously approved.

Approval of Parking Authority 1987/88 Budget

Chairman requested that members receive $100 per month regardless of number of meetings. Director stated this would require an ordinance, and would look into the matter further.

After discussion, budget unanimously apprroved.

Approval of Parking Authority Second Quarter Report

Unanimously approved.

Meeting recessed for Executive Session at 4:30 PM.
Meeting reconvened at 5 PM and adjourned at 5:05 PM.

Respectfully submitted,

Ray King
Director
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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
503rd Regular Meeting
Parking Authority

Thursday, March 12, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 26, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Art Enrichment - Lombard Street Garage

Outside Coating Material - Lombard Street Garage

8. New Business
Request for Budget Augmentation - Western Addition Parking Corporation

Operating Budget - April 1, 1987-March 31, 1988 - Western Addition Parking Corporation

Request for Budget Augmentation - Downtown Parking Corporation

Request for Approval - New Booth - Golden Gateway Garage

Resolution 1073 - Delegating Authority to Parking Authority Director for Approval of Alterations and Signing Under Garage Leases

9. Adjournment

1766A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, March 12, 1987
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Michael S. Salarno, Vice Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Dick Dole, Ellis-O'Farrell/Japan Center Garages
Ben Farlatti, Onorato Garages
Paul Newman, Keil, Connolly & Barbieri
Richard O. Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Herman Elins, Five Star Parking

Meeting was called to order at 1:30 PM. Member Dickinson had not yet arrived.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of February 26, 1987 adopted as presented.

Item taken out of order:

Resolution 1074 - Authorizing Use of Off-Street Parking Fund for Monies Appropriated for Additional Parking Control Officers

Chairman informed that 50 new parking controllers will be hired and the Parking Authority is lending the General Fund $1,242,763 from the Off-Street Parking Fund for a 12-month period. Bob Gamble from the Mayor's office indicated the Controller's office will certify that these funds will be available to the Off-Street Parking Fund on July 1, 1987, based on anticipated revenue for the 1987/88 fiscal year. Mayor's office will budget these funds during the next month, covering the same fiscal year. City Attorney has ruled that this resolution, which would authorize money be drawn by the Police Department, cannot contain provision for repayment, since only Mayor can do this. Budget she is now preparing will reflect that it be repaid from the Traffic Fines Fund.

Member Hester stated she would like to see these officers used in neighborhood commercial areas. Other members concurred.

After discussion, Resolution 1074 adopted by the following vote:

Ayes: Members Short, Hester, Ho, Salarno

3. Director's Report

Mission-Bartlett

Director discussed letter from Jack Pizza, Deputy City Attorney, to Robert A. Mehaffey, attorney for Reliance Insurance Co., stating that Mr. Mehaffey has given verbal authority to Paul Fratessa to start work in advance of contract being signed. Under agreement with Reliance, two items remain to be negotiated - claim from Al Borvice and damages for loss of meter revenue since October 1985.

Mayor's Task Force

Director held meeting of the task force Mayor appointed on the question of length of time it takes to purchase a piece of property. Two recommendations are going to the Mayor:

1. When we submit request to start negotiation for purchase of property to the Real Estate Department, we will go to the Planning Dept. with a request for Master Plan and approval by the Planning Commission at the same time, instead of waiting until there is a negotiated agreement. Estimated time saving is 2-1/2 months.

2. City Attorney is preparing, as a recommendation to the Mayor for introduction in Sacramento, an amendment to California Environmental Quality Act which presently requires that before any purchase or use, there must be an Environmental Review. Amendment would delete reference to purchase. In effect, the City could buy the land without an Environmental Review, but before it can use the land there must be an such a review. This will save about three more months. If it is ultimately found that property cannot be used, it can then be sold as surplus.

Lombard Street

Kevin Hagerty reported construction is approximately three weeks behind schedule, but the time can be made up later in the project schedule. However, if there are any major delays, project may be behind schedule at the end of the project period schedule for October 10. The project engineer informed Mr. Hagerty that to date there have been three days of allowable rain delays, but at this time the contractor has claimed only one.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters

Chairman Short asked status of Polk-Bush. Director will be meeting to go over concerns expressed by Commissioners.

Chairman asked whether last space at Moscone had been rented. Director reported that Anna Ngow, the tenant of spaces 5 and 6, has expressed concern about whether things she will put on the walls might fall due to shaking of ramp when cars go down. She claims there is a decided bump when cars start down the ramp. Harry Quinn of Real Estate Department will get together with Jim Cheng, DPW, to see what can be done.

Chairman asked about Golden Gateway Garage commercial development. Director reported phone call was received yesterday from Redevelopment Agency. Question was whether Director should be involved in meeting and the answer was "no", because that garage is City property and this is a policy question for the City. Real Estate Department has been told of concern about losing 50 parking stalls in the garage.

Chairman suggested that Real Estate Department look south of Market for land that the Parking Authority might purchase for parking. Director informed the northeast corner of 4th & Harrison is now in use as surface parking, and Parking Authority has first call on that lot. He felt a garage might be put in with shuttle transportation to downtown and financial areas until parking is needed in that area.

Member Hester inquired about Fillmore-California property. Director reported that is now in negotiation by the Real Estate Department. City has made an offer. Received letter from attorney for property owner requesting City sign off that we do not intend to condemn it. Letter indicated there was some disagreement with owner as to the value.

On the Vallejo/Churchill Alley negotiation, Director reported that there is substantial difference between what Real Estate Department feels the site is worth on a lease and what owner feels it is worth. Will be getting letter from Real Estate Department suggesting alternatives on purchase.

Director has been watching Powell Auto Works, which has not gone into escrow. Also watching another piece of property on corner of Castro & Jersey which Bell Market will be leaving on first of April. There is a lot with 22 stalls. Director asked Planning Dept. whether it would be possible to purchase just the surface lot.

Senate Bill 418

Director reported that Senator Kopp has introduced this bill to amend the Parking Law of 1949 regarding purchase of property. The bill would allow parking authorities to purchase an existing parking facilitity even if the facility could not be expanded by three times present capacity. Will probably be set for hearing in Senate Local Government Committee in about three weeks. There appears to be no opposition at present.

6. Public Comment - None

Items taken out of order:

Resolution 1073 - Delegating Authority to Parking Authority Director for Approval of Alterations and Signing Under Garage Leases
Adopted by following vote: Ayes: Members Short, Hester, Ho, Salarno

Request for Approval - New Booth - Golden Gateway Garage

Since no one was present from Golden Gateway, item put over to next meeting.

7. Unfinished Business

Art Enrichment - Lombard Street Garage

Member Dickinson arrived during this discussion.

Richard Osborne of Gordon Chong Associates reported that Planning Commission set a 40' height limit on the neon art work, feeling that anything over that height, which could be seen from a distance, would be considered a sign, not art. Therefore, Lee Champagne, the artist, presented four alternatives to the previously approved neon. After lengthy discussion, the Authority was polled and there was a split decision. Therefore, three alternate designs were approved and it was decided to allow the artist to make the selection from them. All in favor.

Richard Osborne presented a new selection of colors for the railings. A darker shade of the color of the building was unanimously selected.

Outside Coating Material - Lombard Street Garage

Richard Osborne had spoken with various people regarding the rough stone which had been rejected at the last meeting as being too difficult to remove graffiti. However, after lengthy discussion, it was found that other materials were also unacceptable for various reasons. Therefore, it was unanimously decided that, since the rough stone was so attractive and it would be used only on the Moulton Alley side of the building, this would be the material to use. Smooth faced units would be used on the diagonal auto entry wall and painted to match the color of the building. Anti-graffiti material would be used on all masonry units.

It was also unanimously decided that, since Chairman questioned the use of very small trees at the last meeting, larger trees in 24" boxes at an additional cost of approximately $4,000, would be planted. This will include the cost of $325 per tree, planting, contractors' overhead, etc. There will be six trees on Lombard Street and five on Moulton.

8. New Business

Request for Budget Augmentation - Western Addition Parking Corporation

After discussion, request for additional $4,596.34 unanimously approved.

Operating Budget, April 1, 1987-March 31, 1988 - Western Addition Parking Corporation

After discussion, unanimously approved.

Member Salarno left meeting at 4 PM.

Request for Budget Augmentation - Downtown Parking Corporation

After discussion, increased budget of $12,000 for security, unanimously approved.

9. Adjournment

Meeting adjourned at 4:20 PM.

Respectfully submitted,

Ray King
Director

1825A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
504th Regular Meeting
Parking Authority

Thursday, April 9, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

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1. Roll Call

2. Adoption of Minutes - Regular Meeting March 12, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Mission-Bay Presentation - City Planning Dept.
(Put over from February Meeting)

Approval of Purchase Agreement - Polk-Bush Property

Sculpture Lighting - Performing Arts Garage

Request for Approval - New Booth - Golden Gateway Garage
(Put over from March meeting)

Estimate from DPW for Corrective Work - Moscone Center Garage

8. New Business
Resolution 1075 - Supplemental Appopriation from the Off-Street Parking Fund in the Amount of $350,000 to Cover Costs of Planning, Design, etc. for Angle Parking Various Streets

Approval of Amendments to Current Fiscal Year's Budget - Fifth & Mission Garage

Budget Approval - Ellis-O'Farrell Garage
Sutter-Stockton Garage
Fifth & Mission Garage

The Parking Authority will recess for Executive Session - William G. Barnes Suit

9. Adjournment

1854A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, April 9, 1987
1:30 PM
Conference Room, Sixth Floor
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Michael S. Salarno, Vice Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
G.F. Kelleher, S.E. Onorato, Inc.
H. Elins, Five Star Parking
Paul Newman, Keil, Connolly & Barbieri
Richard Guynn, Sutter-Stockton Garage
Dick Dole, Ellis-O'Farrell/Japan Center
Jill Manton, Arts Commission
Chu-Shun Peng, DPW Bureau of Engineering
Norman Rolfe, SF Tomorrow
David Collins, The Parking Place
Tim Lenoudakis, City Park

ABSENT Mr. James K. Ho

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of March 12, 1987 adopted as presented.

3. Director's Report
7th Avenue Lot
Director reported this lot will be open next week with 33 stalls instead of 26.

Mission-Bartlett

Testing of both ends has been completed and report due beginning of next week from the testing firm. The bonding company has contacted two contractors. General scope drawings will be given to both contractors on Tuesday, and negotiations on construction contract are beginning.

St. Mary's Square Garage

The smaller Avis booth is in at this garage.

Performance Bonds

With the exception of St. Mary's, which must be approved by Recreation & Park, all amendments on the performance bond reductions have passed the Board and will now go to the Mayor for her signature. We will then authorize Lessees to purchase the lower level performance bonds.

Parking Bond Issue

Traffic Engineers are working on their portion of the proposed bond issue on parking, which must be at the Capital Improvements Advisory Committee by April 29, who will ultimately submit it to the Board of Supervisors by May 18 deadline. Should probably get to Mayor by end of next week.

Lombard

Mr. Hagerty reported that this project is about three weeks behind schedule. Pillars for the first deck are up.

4. Report of Legal Cousel

Deputy City Attorney announced that regular meeting will recess for Executive Session under authority of Government Code Section 54956.9(a) to discuss pending litigation of William G. Barnes & Son Company vs Parking Authority.

5. Commissioners' Questions and Matters

Director informed that the SF Examiner has done a street by street review of all parking downtown and South of Market, including all rates, as part of a two-day story they will run possibly Monday or Tuesday.

Chairman stated that he and Director visited all the lots and found that they have clearly improved and could find no evidence of any debris. The private contractor is doing an exceptional job. Found an abandoned car in only one lot. Still have a little way to go on the landscaping. Felt very gratified that the lots are being cleaned and maintained so well.

6. Public Comment

Norman Rolfe asked if Member Ho was coming in as he had some questions to ask him. He was informed that a reminder had been left on his answering machine.

7. Unfinished Business

Mission-Bay Presentation - City Planning Dept.

Mr. Alec Bash of the City Planning Dept., coordinator of this project, gave some background. In 1980 Planning Dept. proposed to Southern Pacific that it do air rights development over its railroad yards, now known as Mission-Bay, bounded by Townsend, 7th Street, Mariposa and San Francisco Bay. They responded to proposal of use of air rights development with a series of plans. The plans being presented today are a mixed use concept, including 7,700-7,960 housing units on 79-82 acres, 3.6-4.1 million square feet of office

space on 15 acres, from 2.3-2.6 million square feet of service, light, industrial, research and development space, 300,000 square feet of retail space, a 500 room hotel on 1.2 acres, a 42,500 seat ballpark on 11.6 acres and 70-80 acres of open space.

After comprehensive presentation by Mr. Bash, Members Dickinson and Hester expressed concern about enough parking in the retail and open space areas, feeling that people would be coming in very large numbers. Mr. Bash indicated that an EIR is now under way and more information on parking will be provided once it is completed. Director will write to Planning Dept. requesting more information after completion of the EIR.

Approval of Purchase Agreement - Polk-Bush Property

Deputy City Attorney pointed out two changes in the latest revision of this agreement - Exhibit D on Page 2: Definition of Safety Zone - all of the space between a horizontal plane now says 35' above the existing floor, but was previously 30'. Also, at bottom of page, Paragraph 4 - Term: New language provides for a second alternative termination date, which would be on the earlier of such time as the equipment was no longer located in the property or, such time as the equipment ceases to be operated for 180 days. Time certain would be May 1, 2057. Director pointed out that this agreement was arrived at in a meeting attended by Members Dickinson and Hester. After discussion, Director recommended that agreement be approved substantially as presented, stating already have money for purchase. Approved by following vote: Ayes: Members Dickinson, Hester, Salarno. Abstain: Member Short.

Sculpture Lighting - Performing Arts Garage

Jill Manton of the Arts Commission stated that it is proposed to mount a flood light on the beam on the Kimball commercial area, which will be controlled by a photocell, at a cost of $4,700. Director reminded that this will require approval of Kimball Allen, and Herman Ellins would have to pick up the cost of the electricity for the remaining term of his lease. Miss Manton stated this would amount to approximately $13 per month. Chairman felt that third sculpture should also be lighted. Therefore, Director recommended approval of an amount not to exceed $7,500. Unanimously approved.

Item taken out of order:

Resolution 1075 - Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $350,000 to Cover Costs of Planning Design, etc. for Angle Parking Various Streets

After discussion, adopted by following vote:
Ayes: Members Short, Dickinson, Hester, Salarno

Request for Approval - New Booth - Golden Gateway Garage

After discussion, Chairman asked Mr. Tim Leonoudakis to bring facts and figures to next meeting. Item put over to May meeting.

Estimate from DPW for Corrective Work - Moscone Center Garage

After discussion, amount of $8,485 unanimously approved.

8. New Business

Approval of Amendments to Current Fiscal Year's Budget - Fifth & Mission

Put over to next month for non-profit corporation's approval.

Budget Approval - Ellis-O'Farrell Garage
Sutter-Stockton Garage
Fifth & Mission Garage

Budget for each garage was discussed separately and after discussion unanimously approved.

Meeting recessed for Executive Session at 3:45 PM, and reconvened at 4:25 PM.

9. Adjournment

Meeting adjourned at 4:30 PM.

Respectfully submitted,

Ray King
Director

1915A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
504th Regular Meeting
Parking Authority

Thursday, May 14, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

REMINDER: THERE WILL BE A FIELD TRIP PRIOR TO THIS MEETING AT 10:30 AM TO THE FIFTH AND MISSION GARAGE.

1. Roll Call

2. Adoption of Minutes - Regular Meeting April 9, 1987.

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Approval of Budget - Fifth & Mission (Put over from April meeting)

Approval of Converting Space Under Lombard Street Garage Ramp for Storage - Cost $2,710

Request for Modification of Contract by Gordon Chong & Associates

Approval for Painting Stained Walls and New Gutters - $1,800 - Moscone Garage

8. New Business
Emergency - Moscone Center Garage - Caulking between Stairs and Wall Each Floor

Request from Bonjour Cafe (Thomas Lehki & Gregory Gromadzki) for Elimination of Performance Bond and Recommendation of Real Estate Dept.

Approval of Charge to Parking Authority to Reimburse DPW-BOE for Construction Management - Moscone Center Garage

Painting Fifth & Mission Garage
Recommendation of Parking Authority

Amend Merrill's Lease - Geary Mall

Approval of Parking Authority Second Quarter Report

9. Adjournment

1985A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, May 14, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Charles Holt, System Parking
Y.F. Wong, DPW Engineering
John Moeck, DPW Engineering
G.F. Kelleher, Onorato Garages
Thomas Lehki, Bon Jour Cafe, Moscone Garage
Gregory Gromadzky, Bon Jour Cafe, Moscone Garage
Richard A. Osborn, Gordon Chong & Associates

ABSENT E. Porcher Hester

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of April 9, 1987 adopted as presented.

3. Director's Report
Moscone Center Garage
Director stated that under New Business he will ask that an item that is not on the agenda be put before the Commission by a 3/5ths vote in accordance with the Brown Act. This item concerns breakins at the Moscone Center Garage.

Golden Gateway Garage

The lease provides that this garage be closed on weekends. However, a request has been received from the operator that it be allowed to open Sunday, May 24, to accommodate those attending the Golden Gate Bridge celebration. Director is attempting to cooperate with the Police Department and Muni Railway to have this garage serve as a shuttle point during the celebration. Therefore, Director gave permission to keep this garage open on the 24th and into Monday, the 25th, as necessary.

Mission-Bartlett

The study on the two ends of the second deck showed that rebar and post tension cables are not in the right places. Therefore, plans to remedy now include putting two more support posts at each end. Those plans have been forwarded to the DPW structural engineers for approval and to the attorney for Reliance Bonding Company.

It has also been found that almost all the piping for the housing on the second parking deck violates the 7' code requirement for public parking. It was staff position not to stop working on the deck, but to proceed with the project and resolve pipe issue later. There is an indication from DPW Building Inspection that we may be able to get waivers on the pipes that are within wheel blocks.

7th Avenue Lot

The lot was opened briefly but has been closed temporarily so that conduit for lighting can be installed. Conduit is going in now and lot should be open again next week.

Lombard Street Garage

Assistant Director reported that third floor deck is now being poured and should be completed by the end of this month. Project is about one month behind schedule. Project Manager, Y.F. Wong, said to date contractor is entitled to 10 delay days.

Director stated he met with Leslie Leonhardt, president of the Union Street Association, Dick Osborn and five representatives of US Postal Service who have indicated an interest in the commercial space on the main floor of this garage. The post office will require six stalls on a monthly basis for their postal vehicles. The neighborhood is very supportive of the post office occupying possibly the entire main floor of this garage. However, Planning Dept. has indicated that this would require a variance.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters

To Chairman's question as to where Polk-Bush stands, Julian Hultgren informed that as far as DNI and their landlord, there are two items. The property itself is to be purchased by a Mr. Bacharach, who is a director of the DNI Corp. As soon as purchase has been completed by Bacharach Trust and DNI, they will be in a position to sign the agreement, and have indicated they are willing to sign it in its present form. The other aspect is that there is now a firm option to buy that the City has entered into with the owners (West Coast Properties) of the parking site itself. Director stated that Wednesday morning a resolution was sent to the Board of Supervisors, with the agreement, for authorization to purchase.

Chairman asked that this item be placed on the June agenda, stating that it should be decided whether to lease the air rights and let a private developer build it. He stated that there are a couple of companies interested in putting in a mechanical garage. Director stated on June 4 the Mayor will visit a mechanically operated garage in Japan.

Chairman then informed that, after closing his store, a friend suggested that 5th & Mission Garage hire a manager to act in the same capacity as Richard Guynn at the Sutter-Stockton Garage, to interact with the Downtown Parking Corp. board. He was asked if he would be interested in the job and he replied that, since he is out of work, he would if it were offered to him. The job was never offered to him. However, he received a hand delivered letter from the Mayor stating she felt this would create a conflict of interest. He called immediately and removed himself from any consideration for the job. Chairman stated he will abstain from voting on the 5th & Mission budget. Chairman stated he felt he did nothing wrong, but apologized to anyone who might have been caused any trouble because of this.

6. Public Comment - None

7. Unfinished Business

Approval of 1987/88 Budget - Fifth & Mission Garage

Director suggested deletion of Item N - Trustee Fees, which is not a garage item. After discussion, unanimously approved. Chairman abstained.

Approval of Converting Space Under Lombard Street Garage Ramp for Storage - Cost $2,710

After discussion, unanimously approved.

Approval of Painting Stained Walls and New Gutters - $1,800 - Moscone Garage

After discussion, unanimously approved.

8. New Business

Emergency - Moscone Garage - Caulking Between Stairs and Wall - Each Floor

After discussion, unanimously approved.

Director asked that, under the Brown Act, the subject of breakins at the Moscone Garage be taken up, stating a 3/5ths vote was needed. Vote was unanimous.

Director reported that there have been numerous breakins at this garage during hours when it is closed. In one case, the owner of a Honda got in the garage after it closed, drove the Honda down the aisle into the elevator lobby and through the locked double doors. A safe was also broken into and approximately $700 stolen. Computer wires have been pulled out. The commercial space storage rooms have been broken into.

DPW has looked at this problem and reported that two things need to be done. In the back of the building on the second floor, the open space above the louvers should be secured and a mesh screen installed over the panel louvers. DPW states they can do this work for $12,500.

Director stated he would like Authority to declare an emergency in case the work cannot be done in-house, and to authorize the expenditure of $12,500 from bond funds. After discussion, Chairman suggested installation of an alarm system be investigated. Director then suggested that an expenditure not to exceed $25,000 be authorized. Both items were unanimously approved.

Request from Bon Jour Cafe (Thomas Lehki and Gregory Gromadzki) for Elimination of Performance Bond and Recommendation of Real Estate Dept.

Under consideration by the Authority was Resolution 1077, reducing the amount of the performance bond and eliminating the blanket fidelity bond. After lengthy discussion, Member Dickinson moved to strike the clause in the resolution that any savings accruing from this action be split on a 50-50 basis between the Lessor and Lessee, feeling that this would not be fair since the tenants are paying a high rent. All in favor.
Resolution 1077, as revised, adopted by following vote:
Ayes: Members Short, Dickinson, Ho, Salarno.

Approval of Charge to Parking Authority to Reimburse DPW-BOE for Construction Management - Moscone Center Garage

Amount of $370.50 unanimously approved.

Painting of Fifth & Mission Garage - Recommendation of Parking Authority

After discussion, the request to approve the expendture of $62,000 to paint the third floor of this garage was unanimously approved.

Amend Merrill's Lease - Geary Mall

The request from the Richmond YMCA to lease 15 parking spaces on the third floor of the Geary Mall parking lot was unanimously approved. This is to be accomplished by removing 15 parking spaces from the jurisdiction of Merrill's lease of the parking facility with the City.

Approval of Parking Authority Third Quarter Report

Unanimously approved. (Agenda incorrectly indicated Second Quarter Report)

Item taken out of order:
Request for Modification of Contract by Gordon Chong & Associates - Lombard Street Garage

After discussion, all of Item A in the April 16 request from Gordon Chong & Associates was unanimously approved, subject to Director checking their hourly records. Item B-1 was unanimously approved. However, after discussion, members felt that these matters should be negotiated further between architect and the project engineer. Therefore, the vote on Item B-1 was rescinded and the matter put over to the June meeting. Member Ho requested there be a staff recommendation at the June meeting.

Richard Osborn presented a sample block of masonry, half of which was coated with anti-graffiti material, and recommended that this coating not be used because it resulted in a "wet plastic" look. Also, it must be re-coated in 5-6 years and would have to be sandblasted off before being re-applied. Mr. Osborn felt that graffiti would not be a problem at this garage. However, he felt this anti-graffiti coating should be used on the stairwells, which are not in the public eye and might be a graffiti problem. It would also improve the sanitary conditions in the stairwells since it is waterproof and would protect against urine.

Chairman stated that years ago the post office had a problem with graffiti and felt, that since this garage is near a school, there might be a problem, particularly around the elevator area. However, he felt that if the commercial space were leased to the postal service, graffiti would be eliminated by 60%-70%.

Mr. Osborn suggested coating only the stairwells, getting the testing done, finding out the cost, and then making a decision.

9. Adjournment
Meeting adjourned at 3:45 PM.

Respectfully submitted,

Ray King
Director

1984A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
506th Regular Meeting
Parking Authority

Thursday, June 11, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting May 14, 1987

3. Director's Report

4. Report of Legal Counsel

5 Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Recommendations of staff for proceeding on garage construction at Polk and Bush Streets

Report of staff recommendations on modification of contract with Gordon Chong & Associates

Resolution 1076 - Approving Modification of Contract Gordon H. Chong & Associates - Lombard Garage (Put over from May Meeting)

8. New Business
Resolution 1079 - Authorizing Amendment to Lease Between Five Star Parking and the Parking Authority and Authorizing a Rent Credit for Installation of a Gate - Performing Arts Garage

Resolution 1080 - Recommeding Acceptance of Bid of Five Star Parking in Response to Call for Bids for Lease of Lombard Street Garage and Recommending Award of Said Lease to Said Bidder as the Highest and Best Responsible Bidder - Lombard Street Garage

Award of Bid - Marshall Square Parking Plaza

Request of Ellis-O'Farrell Parking Corp. - Increase of Fees for Expansion

9. Adjournment

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558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, June 11, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Dick Dole, Ellis-O'Farrell/Japan Center Garages
Richard O. Guynn, Sutter Stockton Garage
Herman Elins, Five Star Parking
Richard Stein, City Parking Company
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Ben Farlatti, Onorato Garages
Najeeb Chaudhry, American Vantage Corp.
Haseeb Chaudhry, American Vantage Corp.
John Moeck, Department of Public Works
R.A. Osborn, Gordon H. Chong & Associates

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present. Chairman turned the gavel over to Member Hester to Chair the meeting.

2. Adoption of Minutes
Minutes of regular meeting of May 14, 1987 adopted as presented.

3. Director's Report
Polk-Bush
Director reported that the resolution authorizing purchase of Polk-Bush property was unanimously passed by the Finance Committee on Wednesday, June 10.

Lombard Street
At the time amendment to Gordon Chong contract is taken up, Director will ask that an item be added to the agenda regarding two change orders that exceed his authority to sign.

Meter Thefts

There have been some new meter thefts falling into two categories. Some meter heads have been cut off on Battery Street and Howard Street and 43 cans taken. On June 9 an arrest was made of a suspect who was attempting to cut off a meter. He had two pipe cutters in his possession at the time of arrest. Director will send memo reporting this to the Mayor with a copy to Chief Frank Jordan thanking the Police Dept. for their prompt assistance.

Also, empty coin cans have been reported on the 500, 600, 1200 and 1400 blocks of Mission Street. The keys that open these meters were reported lost by the Burns collectors in September 1985, and it seems unlikely that these keys would have been kept unused for this length of time. Director has ordered Dept. of Electricity to replace all the locks that can be opened by the two missing keys. This will be accomplished by Saturday.

Mission-Bartlett

Attorney who represents William G. Barnes, the contractor who is suing the Parking Authority, is now replacing the attorney for Reliance within the same law firm. Prior to the time that Bob Mehaffey left the firm, preliminary construction plans had been completed by the structural engineer and approved by DPW. Jack Pizza wrote to Graham & James last week requesting a status report. This has not yet been received.

Lombard Street Garage

The local Post Office has unanimously recommended to the Regional Office that they lease 12,000 square feet of the commercial space. They have not yet received a response. Since the neighborhood desires to keep the Post Office there, we probably should delay going out to rebid on the commercial space.

Assistant Director reported that the fourth floor is currently being poured. At this time it is anticipated that the roof floor will be completed by July 15, after which work on the interior will begin. At this time it appears garage will be completed some time in November. To date contractor has been allowed about eleven days due to change order. Later in the agenda there will be two change orders that will extend contract twelve additional days.

Shell Oil Company

Director received a letter yesterday indicating that the Shell station on the southeast corner of Van Ness and Washington will be put on the market at the end of the year. The site is about 9,000 square feet and the Parking Authority should probably try to acquire it. The Real Estate Dept. has also been asked to look at a site at 1441 Green Street, between Polk and Van Ness that is currently used for parking, for possible acquisition.

Ballot Proposition

Draft resolution has been received from Robert Kenealey of City Attorney's office, on proposal to go on the ballot. The question will be shall the City be permitted to lease from the Parking Authority in accordance with Charter Section 7.301, which permits the City to lease from four agencies, of which Parking Authority is one. There will be no dollar amount or stall limitation. It will list the areas that are in the top ten priorities in the Neighborhood Parking Plan, omitting Lombard Street, Polk, and Fisherman's Wharf, but that does not mean those areas will be excluded from what we are doing because, in addition to the bond money, there is the Off-Street Parking Fund to work with.

Item taken out of order:
Request of Ellis-O'Farrell Parking Corp. - Increase of Fees for Expansion

It was pointed out that the garage expansion request has been in Planning Dept. for about 16 months, but in this case it is the Planning staff operating for the Transportation Policy Group, of which we are a member. After lengthy overview and discussion by Dick Dole, attorney for Ellis-O'Farrell Parking Corp.; John Pflueger, architect; Stewart Durning of EIP; and Bill Wyckoff of the Planning Staff, Chairman made a motion, seconded by Member Ho, that the request for $25,000 increase in fees be approved because it has been this board's policy to expand parking. He requested that this board be notified of corporation's meetings so they can attend and voice their opinions. Member Dickinson requested a field trip to this garage before the next meeting. Mr. Dole will be included in this field trip. Unanimously approved.

4. Report of Legal Counsel

Regarding Polk-Bush, Mr. Julian Hultgren, Deputy City Attorney, reported the adjoining property immediately to the east holds an easement over a strip of property the Parking Authority needs to acquire. Before we can close any acquisition of the property, that easement must be quitclaimed. Mr. Hultgren was told two days ago that the sale will close within a week to ten days, as the new owner and DNI, the tenant, have both indicated their satisfaction with the latest draft of the agreement, and Mr. Hultgren anticipates no problems. The agreement should be signed within two to three weeks. It will then go to the Board of Supervisors for approval of the agreement and the quitclaim deed.

5. Commissioners' Questions and Matters

Chairman asked the status of the Barnes suit and Mr. King stated that both sides will prepare briefs by the first of June. A decision is expected sometime in mid-July.

Chairman informed that we are losing an honored member, Shaye Hester, and asked that Certificate of Honor be requested from the Board of Supervisors. He personally thanked her for her support, stating we are losing what has been a valuable addition to the Authority. Unanimously approved.

6. Public Comment - None

7. Unfinished Business

Recommendation of Staff for Proceeding on Garage Construction at Polk and Bush Streets

Staff recommendation was that we proceed with development of land lease patterned after the St. Mary's Square Garage land lease, with private sector doing construction, and bring a package back to the Parking Authority and Board of Supervisors for approval to go to bid. We have option of proceeding ourselves if that system doesn't work. Chairman stated there has been talk of a mechanical-type garage, which would probably be the first in this area. Construction is much cheaper, but he felt it would not last 30 years. Chairman also expressed concern about the budget and money in the Off-Street Parking Fund.

After lengthy discussion, Chairman suggested item be put over to next month for further discussion.

Report of Staff Recommendation on Modification of Contract with Gordon Chong & Associates - Lombard Street Garage

Director reminded that this item had been put over from the last meeting,

and that Item A in the amount of $30,440 had been approved at that meeting. Item B was now under consideration. Director stated he had met with Mr. Chong and Mr. Osborne, along with Y.F Wong and John Moeck of DPW, and a modification of $12,526 was recommended by staff for Item B, or a total contract modification of $42,966. Member Dickinson moved, seconded by Member Ho, that staff recommendation be accepted. Unanimously approved.

Resolution 1076 - Approving Modification of Contract Gordon H. Chong & Associates - Lombard Street Garage (Over from May Mtg.)

After lengthy discussion during which Member Salarno temporarily left the meeting, Resolution 1076 was adopted by the following vote:
Ayes: Members Short, Dickinson, Hester, Ho

Member Salarno returned to the meeting.

Under provisions of Brown Act, Director asked for 3/5ths vote of Authority to allow two change orders from Barnes Construction to be added to the agenda. All in favor.

After lengthy discussion change order No. 10 for $32,685 was unanimously approved.

Change order No. 9 was discussed at length and Member Dickinson made motion that this item be put over to next month to explore an "on line" meter. Chairman amended motion to give authority to Director to approve the change order or the "on line" meter to avoid delay. Unanimously approved.

It was decided that next week Mr. Osborn would have lunch with Chairman and Director to discuss his thoughts on simpler/cheaper and more streamlined methods when the Parking Authority is ready to build at Polk-Bush since he has worked for 2-1/2 years and gone through the process on Lombard Street.

8. New Business

Item taken out of order:

Resolution 1081 - Recommending Rejection of Bid of American Vantage Corporation in Response to Call for Bids for Lease of Marshall Square Parking Plaza and Recommending Award of Said Bid to City Parking Company as the Best Responsible Bidder

After lengthy discussion, adopted by the following vote:
Ayes: Members Short, Hester, Ho, Salarno
Noes: Member Dickinson

Resolution 1079 - Authorizing Amendment to Lease Between Five Star Parking and the Parking Authority and Authorizing a Rent Credit for Installation of a Gate - Performing Arts Garage

After discussion, adopted by the following vote:
Ayes: Members Short, Dickinson, Hester, Ho, Salarno

Chairman asked if there is any money for art work for the side of the Performing Arts Garage fronting on Gough Street. This will be looked into.

Member Ho left meeting at 4:20 PM.

Resolution 1080 - Recommending Acceptance of Bid of Five Star Parking in Response to Call for Bids for Lease of Lombard Street Garage and Recommending Award of Said lease to Said Bidder as the Highest and Best Responsible Bidder

Adopted by the following vote:
Ayes: Members Short, Dickinson, Hester, Salarno

9. Adjournment
Meeting adjourned at 4:30 PM.

Respectfully submitted,

Ray King
Director

2106A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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Notice

MEETING NOTICE
507th Regular Meeting
Parking Authority

Thursday, July 9, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

NOTE: THERE WILL BE A FIELD TRIP BY THE PARKING AUTHORITY TO THE ELLIS-O'FARRELL GARAGE STARTING AT 11 AM ON THURSDAY, JULY 9, PRECEDING THE REGULAR MEETING OF THE PARKING AUTHORITY

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1. Roll Call
2. Adoption of Minutes - Regular Meeting June 11, 1987
3. Director's Report
4. Report of Legal Counsel
5. Commissioners' Questions and Matters
6. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressin the Parking Authority limit himself to five minutes.
7. Unfinished Business
   Recommendations of staff for proceeding on garage construction at Polk and Bush Streets
8. New Business
   Japan Center Garage - Request for $9,000 to Study Water Leakage and Report on Status of Garage

   Supplemental Appropriation - Vallejo Street-Churchill Alley Site

   Meeting may recess for Executive Session regarding Mission-Bartlett
9. Adjournment

2153A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, July 9, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mrs. E. Porcher Hester
Mr. James K. Ho
Mr. Michael S. Salarno

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Ben Farlatti, Onorato Garages
Richard O. Guynn, Sutter-Stockton Garage
Norman Rolfe, SF Tomorrow
Dick Dole, Western Addition Parking Corp.
Jane Winslow, North Beach Dwellers
John Pizza, Deputy City Attorney
Mark Dansi, Law Clerk

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting adopted with correction indicating that Member E. Porcher Hester chaired the June meeting.

3. Director's Report
Director introduced Jane Winslow, who has been nominated by Mayor to replace Member Hester. Ms. Winslow is on Rules Committee calendar next Tuesday at 2 PM. Director has worked with Ms. Winslow over the years and is delighted with her appointment.

Coin Counting Contract
A four month personal services contract for Pacific Bell to count meter coins is in final stages of review. Purchaser has agreed to this approach and contract requires Civil Service approval.

Lombard Street

Assistant Director reported that the last part of the roof deck is being poured today and by next week all major concrete work will be completed. To date contract has been granted eleven days delay due to change orders. Completion date is sometime in mid-November.

Director stated that to date change orders total 2.3% of construction contract.

Mission-Bartlett

A decision on the Barnes suit is due by the end of this month. Cross complaint against Conrad Associates will be on calendar toward the end of August.

4. Report of Legal Counsel

Mr. Hultgren stated there will be an Executive Session to decide whether to initiate litigation regarding Mission-Bartlett, authorized by Government Code Section 54956.9C.

Mr. Hultgren reported that regarding Polk-Bush, yesterday he received a packet from Tom Larsen, attorney for DNI the tenant of the adjoining property, containing a fresh draft of the agreement and attachments thereto, which are intended to release their easement over property Parking Authority wants to acquire. Upon review, Mr. Hultgren found it did not change in any substantial way the submission that was made several months ago. Mr. Hultgren had made several changes to that agreement and returned it. Mr. Larson's secretary told Mr. Hultgren another attorney was supposed to put the agreement together, and she was sure they did not intend to return the same agreement they originally sent. Assuming an error, Mr. Larson is to call Mr. Hultgren Friday after noon upon his return from Los Angeles, at which time it is expected that agreement will be reached that the proper set of papers will be returned to Mr. Hultgren. When the proper papers are received they will be sent to the Board of Supervisors for approval.

5. Commissioners' Questions and Matters

Tax Collector Reports

To Chairman's question, Director informed there have been no reports from Tax Collector, though money was given for an extra fulltime employee. Will wait a few more months.

Rates at St. Mary's Square Garage

In an effort to pick up 3% budget cut, Recreation & Park Dept. has adjusted many of their fees including parking, and recommended increase of $56 for monthly parking at St. Mary's, which was forwarded to Norman Bray, Traffic Engineer, for recommendation. At the same time the lessee requested a motorcycle rate and an early bird rate, which were also sent to Norman Bray. Traffic Engineers recommended increase in monthly rate of $30, a $50 monthly rate for motorcyles (others are $47.50), and no early bird rate, all based on City's transit first policy. Director has requested that rates be reviewed on basis of maximizing income at this garage rather than on transit first basis.

Member Dickinson asked that Hao and Avis properties at St. Mary's be reviewed to see that they are in compliance with City ordinances.

Chairman asked that Real Estate Department be asked to be alert for any property that could be used for parking in the South of Market area.

6. Public Comment - None

7. Unfinished Business

Recommendations of Staff for Proceeding on Garage Construction at Polk and Bush Streets

Director stated there are two ways money can be taken from Off-Street Parking Fund - declare it surplus, which is permitted by Traffic Code, or Traffic Code can be rescinded by Board of Supervisors dissolving of the Off-Street Parking Fund. Money would then go into the General Fund for traffic control purposes. Director felt policy of trying to conserve money for as many projects as possible is a good policy and should try to pursue it on Polk-Bush.

Chairman stated that from 1974 to 1981 every penny went into "traffic related matters" in the General Fund - $7.25 million. He felt that in the next two years all departments will go into a shortfall and was very concerned that the Off-Street Parking Fund would be "tapped". He felt meter rates, parking fees and all other fees would be increased, because the City surplus is gone and funds will be needed to feed homeless, etc. After further comments regarding this item by Chairman, Mr. Norman Rolff stated that in 1983/4 he made a survey of parking in Polk-Bush area and found there was surplus parking. He said Planning Department later made a study and found the same to be true. He felt there was not a shortage of parking spaces, but a shortage of cheap parking.

Following comments by each member, a motion was made by Member Dickinson, second Member Hester, to direct staff to proceed with a land lease on Polk-Bush. Adopted by following vote:

AYES: Members Dickinson, Hester, Ho, Salarno
ABSTAIN: Member Short (Chairman had announced during initial negotiations that he would abstain from voting due to business and personal interests in this area)

8. New Business

Japan Center Garage - Request for $9,000 to Study Water Leakage and Report on Status of Garage

Western Addition Parking Corp. requested permission to spend $9,000 plus 10% contingency to hire consultant to study water leakage problem at Japan Center Garage. The roof of the garage is the floor of the Japan Center. There has been construction on that level and there is an easement for the right to use the area under the garage roof for piping. City's structural engineers have done study and found that over the years a water leakage problem has resulted partially due to that construction. Watering above has also contributed to the problem. The source of the problem has not yet been pinpointed.

Mr. Richard Dole, attorney for Western Addition Parking Corp., then reviewed the entire matter. He also stated that both garages desperately need to be painted ($270,000), a graphics consultant hired ($10,000), and graphics at the garages need to be redone ($30,000). Mr. Dole stated that at the end of garage's fiscal year, March 31, they had a net of $126,000. After all debt

service and operating expenses, have a net of about $65,000. The balance set aside comes down to about $53,000 actual cash they could spend. They have a net obligation of approximately $370,000 with primary and subordinate bonds.

Director suggested Parking Authority approve $9,000 + 15% contingency. All in favor.

Member Salarno requested a field trip to this garage prior to the next monthly meeting.

Resolution 1082 - Requesting Supplemental Appropriation of $5 Million from the Off-Street Parking Fund for Chinatown Parking Project

After discussion, adopted by the following vote:
AYES: Members Short, Dickinson, Hester, Ho, Salarno

There was lengthy discussion regarding Police Dept. use of the Vallejo Street Garage and parking private cars on the street without being tagged. Member Salarno said there are many complaints from the North Beach merchants regarding this matter.

Resolution 1083 - Commending Parking Authority Member E. Porcher (Shaye) Hester

Director asked that this item be added to the agenda by 3/5ths vote under the Brown Act. All in favor.

Director stated that this is Member Hester's last meeting before she moves to Connecticut, where she will be a one-person Democratic party for that area, stating that the Parking Authority will miss her. Resolution 1083 was presented to Member Hester.

Chairman then stated that the Board of Supervisors is also aware of Mrs. Hester's good work and presented her with a Certificate of Honor from the Board, stating she has been an excellent member of the Parking Authority.

Meeting recessed at 3:55 for Executive Session and reconvened at 4:30.

Meeting adjourned at 4:35 PM.

Respectfully submitted,

Ray King
Director

2197A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
508th Regular Meeting
Parking Authority

Thursday, August 13, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

NOTE: THERE WILL BE A FIELD TRIP BY THE PARKING AUTHORITY TO THE JAPAN CENTER GARAGE AT 10:30 AM PRECEDING THIS MEETING

1. Roll Call

2. Adoption of Minutes - Regular Meeting July 9, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Resolution 1084 - Supporting Proposition F to the Electorate on Financing the Acquisition and Construction of Parking Lots and Garages

Ratification of Action Previously Taken on Change Order No. 17 for $31,999 for Gates - Lombard Street Garage

8. New Business
Soil and Water Testing Adjacent to Underground Storage Tanks - Golden Gateway Garage

9. Adjournment

2289A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, August 13, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. Michael S. Salarno
Mrs. Jane M. Winslow

Authority Staff: Ray King, Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Herman Elins, Five Star Parking
Charles Holt, System Parking
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard O. Guynn, Sutter-Stockton Garage
Dick Dole, Ellis O'Farrell/Japan Center

ABSENT Mr. James K. Ho
Mr. Kevin M. Hagerty, Assistant Director

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of July 9 adopted as presented.

3. Director's Report
Mission-Bartlett
Director reported that suit has been filed against the bonding company because there was no contractor on site on August 3. Bonding company has gone to the other contractor who bid, Balliet Bros., who has gotten bonding, and Deputy City Attorney Jack Pizza received the contract this morning. Director spoke to representative of Balliet, who said they will be on the job tomorrow if they have signed contract today.

The only remaining problem is the piping from the housing that is in violation of the code.

Lombard Street

Construction is still on schedule. Should be completed middle of November. Cement pour is completed. A week ago work was being done on back exterior. Real Estate Dept. is nogotiating with the post office to take 12,500 square feet of commercial space. Variance from City Planning will be necessary for exceeding the 5,000 square foot limit. No problems are foreseen, particularly since all neighborhood groups are strongly supportive.

Fisherman's Wharf

As reported in the newspapers, the Mayor has taken a particular interest in Fisherman's Wharf, attempting to do something about increasing it for the fishing industry. Mayor asked Parking Authority to look at areas for parking, and made it clear that any parking done will be done by Parking Authority. Present surface lot takes 236 self-park cars and can stack another 48. Members will receive Director's response to the Mayor. Mayor intends to proceed with a request for survey area which is first step required toward development of a resolution for the Board of Supervisors, and plans to have area in redevelopment by end of the year.

4. Report of Legal Counsel

Polk-Bush

Julian Hultgren reported that ordinance for approval of agreement with DNI to get the easement released was approved by Finance Committee yesterday. Will now go to the Board of Supervisors for two readings. As soon as it is approved and signed by the Mayor, will complete closing escrow. However, the ordinance must wait a 30-day referendum period.

5. Commissioners' Questions and Matters

Many topics were discussed, including Mr. Dickinson's question regarding art work at Lombard Street which will require a small change order, but is anticipated to be completed when garage is completed.

Member Salarno inquired whether the lot across from Castagnola's is a private facility. Director stated it is and is owned by Cannizaro family. It is one of the four sites reported to the Mayor as possibilities for parking, the cost of which would be approximately $9 million at $225 a square foot. It runs from the back property line of the old DiMaggio's. The front portion is separate lots going clear to Jefferson. The others are Pier 45, which may cause some traffic problems around the triangle, since Jefferson and Taylor Streets is a very heavy pedistrian intersection, the triangle itself, and the west end of the ILWU property. The Mayor specifically stated there would be no taking of private property. Director informed Member Winslow that this would not affect the revenue bonds, which would be limited to the eight critical parking areas described in the Neighborhood Parking Plan.

Chairman asked that the question of drains in the stairwells at Lombard Street Garage be checked out, and also whether the single unit lights will be energy saving type.

Chairman said that since post office will take about 80% of commercial space, this may cut down on traffic, and suggested we have a night rate, particularly for Friday and Saturday nights. Director stated a flat $3 rate had been put into the lease package, which is effective until 10 AM the following morning. The closing time for the garage was set at 3 AM. Director reminded that permission had been received from the Board of Supervisors to allow the Parking Authority to adjust rates and hours for the first two years without going back to the Board.

Chairman suggested that, because of the lawsuit on Mission-Bartlett, authority be given to Director and Deputy City Attorney John Pizza to adjust figure in bargaining with Reliance. All in favor.

Regarding Fisherman's Wharf, Chairman asked why the money couldn't come from Redevelopment bonds. Director stated that it could. He stated that the Grand Jury report indicated a movement in the other direction, recommending that parking under jurisdiction of Recreation & Park Dept., and any other department's parking, be moved to the Parking Authority.

Chairman asked whether any reports had been received from Thad Brown. Director informed that we had received final year-end report showing total meter collections for last year almost $6,900,000, which is a jump of almost $600,000 from previous year. There have been no reports for July, but found in talking to Lee Poteet that revenue will average approximately $7,200,000 for next year. Chairman inquired as to breakdown by districts. Director stated that all we have received are the final totals based on the old report. Chairman asked that Thad Brown be invited to our next meeting, since we are now paying for a full time person in the Tax Collector's office, but still don't receive reports.

Chairman asked whether we might be able to buy a warehouse in South of Market area and keep it as such for about ten years. Director stated that the law that prevented purchase unless we were going to increase parking by three times has been changed and signed by the Governor. It will take effect next January. However, Director felt research was necessary on whether we could purchase property and hold it for future parking. We might be able to tear down structure and put in surface parking. Chairman requested legal opinion at the next meeting.

Member Winslow asked whether there are different parking requirements for South of Market than for neighborhoods or downtown. Director informed that at present there is a provision in the proposed South of Market plan that allows mitigation of parking by paying X dollars per stall into a special fund for the construction of a public parking facility, with parameters within 2,500 feet of commercial development. To that extent, there is money coming in to do it. We are still looking at parcel at 4th & Harrison.

To Member Dickinson's question, Director replied that he has been working with CalTrans on availability of land under the freeway west of Showplace Square. A study is being done by Gruen & Gruen to see whether any of it is usable, either for stadium parking or for expansion of parking at Showplace. If Stadium were to go in, ultimately there would be a 5,000 car garage built by Southern Pacific to service the commercial buildings that would be located where the 280 stub is. The stub would be taken down back to Sixth Street, except for the Fourth Street offramp. They would build a garage immediately west of that, which would make it usable for the stadium on nights and weekends and for commercial during the week. There is also the possibility in Showplace area itself of 3/4ths of a square block, located immediately across the street from the Galleria, that might be multi-decked. There is a whole block along the Showplace Tradeshow Center, which runs the block from 7th & Brannan to 8th & Brannan, which could be multi-decked. There is a triangle in the Showplace Square area at 8th & Townsend, running almost the whole block back to 7th Street, that could be multi-decked. The Mayor put the Parking Authority into the role with CalTrans early, but it is all based on the stadium. Director

feels that without the stadium, the growth of the Showplace Square area will require more parking. However, because this is a narrow one-way freeway, there may be problems with the support columns and the necessity of adding support for multi-decking, causing the loss of some parking stalls.

Chairman inquired as to the legal question of whether eminent domain which has not been subject to the Master Plan approval would put a cloud on property title, and asked that Mr. Hultgren address the subject at the next meeting.

6. Public Comment

Norman Rolfe stated that Chairman has made a big show of not voting on Polk-Bush Garage. But it was his recollection that Chairman has participated in public debate and comments on this garage. Mr. Rolf does not understand his reasons or what he is trying to show, but felt it was hollow because the City Attorney has told Supervisor Hongisto that, because he owns property which is subject to the City's Rent Stabilization Ordinance, he has a conflict of interest and cannot vote on Rent Stabilization matters, and also on condo conversions - he not only cannot vote, he cannot say anything in public. Therefore, if Chairman is going to be true to this principle, or whatever he thinks he is trying to uphold, he would completely abstain from saying or doing anything about the Polk-Bush Garage. It is Mr. Rolf's feeling that since the various merchants organizations, and a lot of individual merchants, have stated that these garages in the parking program in question are going to help their business, what they are doing is using the government process to enhance their economic interests. This strikes him as being a conflict of interests, and certainly immoral if not illegal. He said Chairman need not respond if he didn't care to.

Julian Hultgren stated that as far as Supervisor Hongisto's excusing himself on voting on rent matters, in his opinion it was not an analogous to the situation with Chairman Short, either now or previously when he did have a business in the area. The connection is much too tenuous and indirect, and if this suggestion were carried forward, that you can't vote on anything that may enhance your own personal financial interest. So much of what the legislative bodies of this City do is try to promote the welfare, the livability and the value of City living and City property, that if you want to carry it to the ridiculous, no one can vote on any legislation within San Francisco, and that's not true. Mr. Hultgren didn't feel that Chairman Short has ever been in a conflict of interest situation here, feeling that it was his election and he was entitled to make it - not to vote. This is even more true now, since he no longer has a business on Polk Street which might have benefited even indirectly.

Chairman advised that he had stated he would not vote, though he could have because his business was no longer in the area. However, he had given his word and stuck to it, because his word is very valuable to him. Director stated that the reason Chairman had indicated he would not vote was his friendship with the owner of a restaurant who was interested in that parcel, not because of his business there.

Member Dickinson asked to respond with regard to businessmen lobbying - feeling that it is generally recognized in the City now, and certainly by the progressive version of the City now, that small business is the backbone of the San Francisco economy and whatever enhances the small businessman's position is valuable to the City as a whole - the City today, also San Francisco Tomorrow. The fact that businessmen lobby for its interests and excercise

their first amendment right to lobby, whether for economic advantage or any other advantage, is just that - first amendment right, the right to come to us and say I think it would be beneficial if you put a garage there. Their exercising that right cast as some kind of conflict of interest is wrong.

Mr. Rolf stated he did not say that, and Member Dickinson very badly distorted what he had to say. Mr. Rolf has never mentioned the right to lobby. That's a right that everyone has. What he said is for a businessman to sit on the decision-making body - that's a big difference between that and lobbying. He asked that what he said not be distorted or misrepresented. Lobbying is something that everybody has the right to do and everybody does - businessmen are very good at lobbying for their interests and they have the right to do it and so does everybody else. He again asked that what he said not be distorted. That was not what he said, and asked Member Dickinson not try to say that Mr. Rolf said that, as it would be a gross misrepresentation of what he said. He did not mention lobbying - he was not talking about lobbying at all. Everyone has that right, no question about it - don't try to say that I was trying to say that somebody did not have the right to lobby. That's a gross distortion of what he said.

Going on to the second matter, Mr. Rolf stated that in the case of the Lombard Street Garage, he noticed mention that some of the business would be coming from the night school. A few meetings ago he was talking about the surplus of parking in the Polk Street area and mentioned a garage a half block from the theater that was never filled up and asked what additional parking was needed for around there. He said Chairmain stated people won't cross Van Ness Avenue. Mr. Rolf said crossing Van Ness Avenue is the same as crossing Lombard Street, so he wondered if Chairman would be so kind as to explain to him the difference between theater goers and nightschool students - why theater goers won't cross Van Ness Avenue whereas nightschool students will cross Lombard Street, stating he didn't understand that.

Chairman stated it has been his experience that if there are businesses on both sides of the street, the safety of people walking, there is foot traffic when both sides of the street are developed like on Lombard Street - you have a school with nightschool, you have Marina Joe's, a theater on one side, the Bermuda triangle, the Balboa Cafe, Golden Gate Bar & Grill, Pierce Street Annex, quite a few little restaurants in that area. There is business on both sides of the street and there is traffic back and forth, where on Van Ness Avenue just about all of the businesses, until Rosalie's and the Hardrock Cafe went in, there has been no business on that side of Van Ness. In fact, when they put the moratorium on Polk/Van Ness, they went right down the middle of the street. Chairman felt that the block Rosalie's is in is the only one open at night, the rest being offices and they don't draw a huge crowd. After further comments, Mr. Rolf stated Chairman was not addressing his question. Chairman further explained that there is not enough business on Van Ness Avenue and people won't cross the street, but there are businesses on both sides of Lombard Street that will create foot traffic and car traffic for the garage, and they will walk the block and a half or two blocks to the theater, stating that whenever there is a hit movie at any theater you can't find a parking space within four blocks.

Mr. Rolf said that Chairman stated they won't cross Van Ness Avenue. Chairman explained that if they feel safe, if there is a business open with lighting, they will. That's why we put commercial at Performing Arts Garage - when people come out of the ballet and opera, it's lit and people don't get mugged outside.

Mr. Rolf had no further questions, but again admonished Member Dickinson not to misrepresent what he said, asking that he not go around quoting him as saying that people don't have the right to lobby, because he never did. Member Dickinson stated that he might ask for a transcription of his remarks, stating that he heard them that way, and they were ill taken. Member Dickinson said that if he misinterpreted Mr. Rolf's remarks, he apologized, but he didn't think he misinterpreted them. Mr. Rolf said he most certainly did - he never mentioned lobby whatsoever - he very specifically said sitting on the decision making body. Chairman said he too misunderstood what Mr. Rolf said at the beginning, stating everyone knows his position, and he had heard Mr. Rolf many times at City Hall saying he represents San Francisco Tomorrow who does not want one new parking spot in the City of San Francisco. That is his and his organization's policy and has heard him say it a couple of times in front of the Supervisors.

7. Unfinished Business

Resolution 1084 - Supporting Proposition F to the Electorate on Financing the Acquisition and Construction of Parking Lots and Garages

Adopted by following vote:
Ayes: Members Short, Dickinson, Salarno, Winslow

Ratification of Action Previously Taken on Change Order No. 17 for $31,999 for Gates - Lombard Street Garage

Unanimously approved.

8. New Business

Soil and Water Testing Adjacent to Underground Storage Tanks - Golden Gateway Garage

At the time of approval of the lease there was a requirement on the operator to pay cost of the soil tests and, if necessary, to pay the cost of removal or filling of the tanks. There was also a rent credit amendment because the income from that garage goes to the General Fund.

Soil test report indicates that there needs to be a water monitoring well placed near a tank that leaked some six years ago and was no longer used, but was not cleaned out and was not filled. It remains under the existing hazardous waste ordinance.

That was not a responsibility of the operator of the garage. The Regional Water Quality Control Board was entitled to issue variances for leaving tanks to be filled in place rather than removed. That determination will have to be made and, in fact, what is happening right now indicates that they will allow the City to make that determination because there are so many of leaking tanks within this region, they simply don't have the staff to even start to deal with it.

Staff recommends that the underground monitoring well be put in, which was a requirment when we filled the leaking tanks at St. Mary's. We have also levied that requirement on the Sutter-Stockton Garage. Recommend that staff be authorized to instruct the lessee to have a monitoring well put in and authorize the deduction of that cost as a rent credit. Once we have passed that point, then we have the question of whether the tank should be removed and the contaminated soil removed. The tank would be the responsibility of the lessee, the contaminated soil removal is the responsibility of the City. Vote indicated members unanimously in favor.

Chairman asked how we change rates at Japan Center Garage. Director informed that he and Dick Dole are meeting with the merchants tonight to discuss rate increase at Fillmore Annex to conform with rates at main garage, and possible changes in their validation program.

Chairman requested DPW be asked to change the signs on the building to vertical instead of horizontal signs.

Director informed that he had checked and found that Avis had received Art Commission approval for their sign at St. Mary's, but the Sun Glass Shop did not. Real Estate Department is writing to them asking that they get approval.

Member Salarno asked that a program be set up where members can visit two or three surface lots or garages on the meeting day, because he finds these visits very informative and give him the ability to better discuss parking matters.

Chairman stated he felt in the last two years there has been a 100% improvement in lot cleaning, and discovery of necessary repairs and maintenance.

9. Adjournment
Meeting adjourned at 3:05 PM.

Respectfully submitted,

Ray King
Director

2333A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
509th Regular Meeting
Parking Authority

Thursday, September 10, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting August 13, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Art Enrichment at Lombard Street Garage - Request for Additional $30,495.

8. New Business
Request for Approval of $135,000 Budget Item for Revenue Control Equipment - Sutter-Stockton Garage

Approval of Rent Credit - Golden Gateway Garage - Separation of Water Service Between Garage and Plaza

Request for Closure on Holidays - Golden Gateway Garage

Request for Supplemental Appropriation for $3.5 Million for Land Acquisition - Upper Fillmore Area

Supplemental Appropriation for Judgment and Attorney Fees - William G. Barnes vs Parking Authority

Approval of Parking Authority Fourth Quarter Report

Executive Session on William G. Barnes vs Parking Authority

9. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, September 10, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. James K. Ho
Mr. Michael S. Salarno
Mrs. Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Bill Barrett, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Ben Farlatti, Onorato Garages
Y.F. Wong, DPW
Regina Almaguer, Arts Commission
Tim Leonoudakis, City Park
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Gordon Chong, Chong & Associates
Michael Shanus, Chong & Associates
Lee Roy Champagne, Artist, 1045 17th Street, SF

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of August 13 adopted as presented.

3. Director's Report
Mission-Bartlett
Director reported that remedial work is proceeding and pour should start on Monday, September 14. Estimated completion date is October 16. In members' folders are two pieces of correspondence, one dated September 9, 1987 from Casa de la Raza, Inc. in reply to Assistant Director's letter of August 28, stating they have curtailed automatic irrigation system operation in the areas where water seepage has occured. The letter also states that in agreeing to temporarily alter automatic watering, they are not implying that they are responsible for any water seepage through non-water proofed areas of the housing deck.

They are simply cooperating in order to expedite the repair work of the defective second deck. This matter has been referred to Deputy City Attorney Jack Pizza, who is preparing a letter to Al Borvice pointing out their legal responsibility regarding leaking water.

Lombard Street Garage

Assistant Director reported that as of the end of August about 69% of the project had been completed. Actual time spent on the project in days is 79%. There will be some discussion of additional change orders later in this meeting that could possibly delay completion.

Director reported a letter had been received from the Post Office indicating they want to take all of the commercial space. Real Estate Department will ask Planning Department for variance on the 5,000 square foot limitation. He has already discussed this with Dean Macris and Bob Passmore of Planning, who don't anticipate any problems in getting the variance, particularly in light of the fact that all the neighborhood groups want it.

Bush-Polk

Executed agreements are in the hands of the Real Estate Department and we are now waiting for the ordinance approving them, which is in referendum period. As soon as the 30 days has passed, transfer of the property to the City will take place. There is an existing operator on the site, who will be continued on a month-to-month basis. There is a possible relocation problem on billboards. However, since it could be as much as nine months before construction starts, Real Estate Department feels they may be able to trade off that time with the billboard companies in exchange for a waiver on relocation costs.

Ellis-O'Farrell

Director reported on what Transportation Policy Group voted to do on expansion. TPG, on which Director of Parking Authority sits, coordinates all public transportation projects in the City. At the last meeting TPG voted to take three tests: The first would be this fall and would involve the relocation of the Muni bus stop to the west side of Powell Street. The bus stop would be placed on the block of Cyril Magnin to Powell on O'Farrell and would no longer use the bus stop by the entrance to the garage. This would occur prior to Thanksgiving. After the first of the year, there would be two tests with the Muni bus stop returned to its original place. One would be the closure of the O'Farrell Street entrance to the garage and the other would be a test with the O'Farrell Street entrance open, subject to the City approving a two-way Ellis, a left turn lane down Cyril Magnin to get to Ellis, and the movement of the bus bulb blocking Ellis.

4. Report of Legal Counsel

Deputy City Attorney reported that there will be an Executive Session authorized under Government Code Section 54956.98 to discuss litigation that has been initiated - William G. Barnes & Son Company, Inc. vs Parking Authority, City and County of San Francisco.

5. Commissioners' Questions and Matters

Chairman asked about the question of the drains and glass in the southwest stairwell at Lombard Street Garage. Director stated that a quote had been received from the contractor on glass, and DPW has also been asked to get a cost estimate on putting in the glass, but it has not yet been received.

However, when garage is completed glass will be in the stairwell. Energy saving lights are in place.

Chairman asked Julian Hultgren for reports requested at the last meeting regarding written legal opinion on purchasing property in South of Market area and holding it for a time before turning it into parking. Mr. Hultgren will have this at the next meeting.

Chairman asked that Tax Collector include in the meter reports the number of meters per zone, so that the Authority will have an idea of how much is collected.

Fisherman's Wharf - Underground Parking
Director reported that soil tests are being done.

Chinatown
A request will be submitted for conformity to Master Plan and Environmental Review on the Vallejo-Churchill site. The supplemental appropriation cannot go forward until that is done.

6. Public Comment - None

7. Unfinished Business
Art Enrichment at Lombard Street Garage - Request for Additional $30,495
Director stated that as he understood this request, it left the artist, Lee Champagne, no remuneration for his personal services and, therefore, felt the figure should be adjusted to allow some payment for his work. Director explained that the problem was probably two-fold: One, that Dick Osborne, without Gordon Chong's knowledge, designed something that was more costly than anticipated, since the Commission had suggested that the neon blocks not go down to sidewalk level, and adding aluminum fins going above the roof level. When they went to bid, they found the money given the Arts Commission was insufficient.

Regina Almaguer of the Arts Commission explained that when they took the original design to the Planning Commission, it had to be lowered to 40' limit. Subsequently Mr. Osborne's redesign changed the neon to the aluminum fins. He also felt the art work would be better enhanced if it were recessed into the building. The artist and Ms. Almaguer both assumed that funds for this would come from the architect's budget, since Mr. Osborne never indicated that he felt it would come from the Arts Commission budget.

After lengthy discussion, Chairman stated he felt that this would be an award winning design and is delighted with it. He also felt the artist should be compensated for his work. However, he felt that Authority had been put in an untenable position and he was very unhappy with the fact that the Arts Commission has gone over budget on all of our projects - Moscone, Performing Arts and now this one. Therefore, he asked that a strong letter be written to Claire Isaacs, Arts Commission Director, stating that in the future they must stay within the original amount allotted to them as the Parking Authority will not approve one cent in additional funds for art work.

Director stated there is also a construction change order, which he had declined to sign until after this meeting, for an additional $9,800 for modi-

fication work that needs to be done on the original plans where the art work is to be located. This bring the total amount of change orders related to art work modification to $40,295.

After further discussion, Chairman proposed that $50,000 be approved, to include an amount for the artist's work, and excluding the $9,800 which is a change order. Member Winslow suggested that in the letter to the Arts Commission it be suggested that they have a stronger administrative hand in what happens to make sure people are communicating with each other. Member Dickinson moved to approve, seconded by Member Winslow. Member Dickinson was concerned that Claire Isaacs was not available today, feeling that going over budget reflected on the senior administration.

On motion to approve an additional $40,200 for art enrichment, Chairman asked that members be polled:

Ayes: Members Short, Dickinson, Winslow
Noes: Member Salarno
Abstain: Member Ho

Member Salarno asked to go on record that he felt he was backed up against the wall with a gun to his head having to make a decision, and no matter what happens the Authority loses. If this happens again he will be very upset at hearing someone has gone over budget. He felt there has been a lack of cooperation and coordination, and feels this is very unfair, stating that he is very upset about this additional request. He felt that the Arts Commission had been given a certain amount and they knew what their budget was. He also requested that a copy of the letter to Claire Isaacs be sent to the Mayor.

8. New Business

Request for Approval of $135,000 Budget Item for Revenue Control Equipment - Sutter-Stockton Garage

Staff recommended approval with additional 10% contingency since this figure does not include some hardware, software and repair work. Unanimously approved.

Resolution 1085 - Authorizing Rent Credit for Separation of Water Service Between Golden Gateway Garage and Aloca Building Plaza

During this discussion Member Dickinson temporarily left meeting.
Ayes: Members Short, Ho, Salarno, Winslow

Member Dickinson returned.

Resolution 1086 - Recommending Closure of Golden Gateway Garage on Certain Holidays

Ayes: Members Short, Dickinson, Ho, Salarno, Winslow

Resolution 1087 - Request for Supplemental Appropriation of $3.5 Million from the Off-Street Parking Fund for Land Acquisition

Resolution to be amended by removing address in first paragraph and substituting: "in the neighborhood of the 2400 block of California Street" and deleting second paragraph.
Ayes: Members Short, Dickinson, Ho, Salarno, Winslow

Supplemental Appropriation for Judgment and Attorney Fees - William G. Barnes vs Parking Authority
Put over to the end of Executive Session

Approval of Parking Authority Fourth Quarter Report
Unanimously approved.

Meeting recessed at 3:15 PM for Executive Session; reconvened at 4:05 PM.

Supplemental Appropriation for Judgment and Attorney Fees - William G. Barnes vs Parking Authority
Unanimously approved in an amount to be determined, including judgment and legal fees.

9. Adjournment
Meeting adjourned at 4:10 PM.

Respectfully submitted,

Ray King
Director

2429A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING NOTICE
510th Regular Meeting
Parking Authority

Thursday, October 8, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting September 10, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

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6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Amend Resolution 1082 - Requesting Supplemental Appropriation of $5 million from the Off-Street Parking Fund for Chinatown Parking Project

8. New Business
Declare Emergency - Repair of Elevators - Vallejo Street Garage

Confirmation of Peggy Mendelson of Neiman Marcus to the Board of Uptown Parking Corporation

Decision on Proceeding on Acquisition of Washington-Van Ness Site

9. Adjournment

2471A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, October 8, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. James K. Ho
Mr. Michael S. Salarno
Ms. Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil, Connolly & Barbieri, Attorneys
John Madden, Controller's Office
Herman Elins, Five Star Parking
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Norman Rolf, San Francisco Tomorrow

ABSENT Mr. Q. Todd Dickinson

In the absence of Chairman, meeting was called to order at 1:40 PM by Vice Chairman Salarno.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of September 10 adopted as presented.

3. Director's Report
Director reported that the first item under New Business regarding repair of telephones in the elevators at Vallejo Street Garage has already been taken care of since it was found that emergency could be declared on Chairman's authorization. Therefore, it will be removed from calendar.

Chairman Short arrived at 1:45 PM, and asked that Mr. Salarno continue to chair the meeting.

Director said that the item regarding confirmation of Peggy Mendelson to the Board of Uptown Parking Corp. would be put over to next month.

Performing Arts Garage

Director reported that a handicapped person had accidentally stepped on the gas instead of the brake and caused extensive damage to the attendant's booth and surrounding area. Cost of repairs will be covered by insurance carried by said person. Repair work will be completed next week.

9th & Clement

The same day as the accident at Performing Arts it was found that someone had hit the brick wall at 9th & Clement also causing damage. DPW will repair.

Fifth & Mission

Members will receive a memo regarding October 1 meeting of the Downtown Parking Corp. Board when it was voted to formally present a proposal to the Parking Authority for expansion of the garage. Since Ellis-O'Farrell is also expanding, Director has requested that they do the same. Have been asked by Mayor's office to negotiate an agreement under which the Board of Supervisors may wish to take the approach of paying for expansions by issuing bonds, depending on speed with which these agreements could be put together.

Lombard Street

Members have progress report. Contractor indicates he may be able to substantially complete construction by Thanksgiving. Looking at first or second week of December for formal opening. Opening also depends on operator's ability to arrange for installation of revenue control equipment, but no delays are anticipated.

Mission-Bartlett

Contractor plans to finish a week from tomorrow. Everyone is aware most of the utility pipes on the second level are under the code requirement of 7' clearance. Director had indication from Bureau of Building Inspection that they will waive code requirement on those pipes that are within wheel blocks. However, there are some pipes that do have to be raised or have a chainlink fence installed around them to avoid lawsuits should anyone hit his head. Director explained work that needed to be done which would cost about $18,000, of which Reliance is responsible for one gas line amounting to a little over $600. Presently negotiating with Reliance to get them to pay the cost of the work using their contractor. The cost of the work could then be deducted from the amount of lost meter revenue owed to the City by Reliance.

The alternative is to go after the housing people and their contractor to correct the problem. However, assuming agreement was reached, he could not come in until the current contractor is off the site. There is a pending claim from housing people for lack of use of their space. Director spoke with them this morning, consulted with John Madden of the Controller's office and the City Attorney and found that by deleting one item and having DPW do it, could probably go ahead and prepare a contract and authorize the work so that they can be paid, then argue with the housing people that this was their responsibility against their claim. This could be done by a week from Friday.

Some testing has already been done by DPW on the bonding, and calculations are being done by DPW Structural Engineering Dept. and the structural engineer on the job as to how we go about accepting completion of the project. It appears that if the calculations and testing are satisfactory, DPW will recom-

mend to the Parking Authority that the work be accepted. If this does not happen, a load test will be done which will involve 55 gal. drums filled with water. However, they could not be put on the site until 28 days after the last pour of concrete to give it time to cure. The drums must remain on site for one week. In either event, a special meeting may have to be called because we have 15 days after written request from Reliance Insurance Co. to accept and certify completion of the project.

Rate Increases

At Mayor's request staff has submitted revenue estimates made on potential rate increases. Staff has also contacted other cities to find out how many meters they have and what their rates are.

4. Report of Legal Counsel

Julian Hultgren reported that by memorandum dated September 25, 1987 he had responded to Chairman's question as to whether Authority might acquire property to be held for future development. Copy of this memo was sent to all members.

There was lengthy discussion on this topic during which Director returned to Director's Report. Because we are only eight days away, asked that under the Brown Act by a 3/5 vote, notice be waived in order to deal with a contract to do work at Mission-Bartlett. Member Short made motion, seconded by Member Salarno, that we waive period of notification under the Brown Act. Member Short also asked that power be given to Director to enter into the contract and give him a budget of $22,500 for repair work at Mission-Bartlett. All in favor.

5. Commissioners' Questions and Matters

Member Short informed that he did not plan to run for Chairmanship of the Parking Authority and asked that the election be in January, stating that often the members do not have time to attend meetings during Christmas season. All in favor. He commended members for their attendance.

Member Short also commended Director for the work he has done on Proposition F.

Director stated that on October 15 the Progress is sponsoring a State of the Neighborhoods meeting at the Presidio Officers Club. One of the subjects will be "Transit and Traffic Problems in the Neighborhoods - Are They Solvable?" Steve Tabor, Vice President of the Neighborhood Coalition, will make a formal presentation on that subject. A discussion by three panel members (including the Director) will follow. Director stated it should be a very interesting session and is looking forward to it.

6. Public Comment - None

7. Unfinished Business

Amend Resolution 1082 - Requesting Supplemental Appropriation of $5 million from the Off-Street Parking Fund for Chinatown Parking Project

Resolution was amended to add Further Resolved clause so that if there are revenue bond funds available to reimburse the Off-Street Parking Fund, we can do so. All in favor.

8. New Business

Declare Emergency - Repair of Elevators - Vallejo Street Garage

Removed from calendar.

Confirmation of Peggy Mendelson of Neiman Marcus to the Board of Uptown Parking Corporation

In the absence of Ms. Mendelson, it was unanimously decided to no longer require new members of non-profit corporation boards to appear. However, the Parking Authority will continue to approve memberships by letter request which will include sufficient information to assure that new board members are in business in the garage areas which they will represent. Copies of these letters will be sent to the Parking Authority members and new members will continue to be approved at the meeting.

Decision on Proceeding on Acquisition of Washington-Van Ness Site

Director informed that a letter had been received from Dean Macris, Director of Planning, stating that in the Neighborhood Parking Plan no new off-street facilities were recommended for this portion of Polk-Van Ness area. The letter also stated that the site is within the area encompassed by the Van Ness Avenue Plan and the Van Ness Special Use District interim zoning controls which encourage residential development. Therefore, this site would be required to provide residential use in a ratio for occupied floor areas of at least 3:1 to non-residential uses. The controls indicate that only a joint-development proposal, including ground floor retail and housing, would be appropriate.

After lengthy discussion the Parking Authority unanimously decided that due to the small size of the parcel it could never be expanded. Therefore, it was not feasible to proceed on the acquisition of this property.

9. Adjournment

Meeting adjourned at 3:10 PM.

Respectfully submitted,

Ray King
Director

2514A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING NOTICE
511th Regular Meeting
Parking Authority

Thursday, November 12, 1987
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting October 8, 1987

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is disucssed. The Chairman requets that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Ratification of Action Previously Taken on Approval of Construction Change Order - Lombard Street Garage

8. New Business
Resolution 1088 - Recommending Amendment of Parking Rates - St. Mary's Square Garage

Resolution 1089 - Replacing Joint Working Agreement with the City and County of San Francisco to Operate Public Parking Facilities

Approval of Parking Authority's First Quarter Report

Parking Authority will Recess for Executive Session - Pending Litigation (Parking Authority of the City & County of San Francisco vs Reliance Insurance Company - Superior Court File No. 879-484) - Mission-Bartlett Parking Plaza

9. Adjournment

2579A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, November 12, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: John Patrick Short, Chairman
Mr. Q. Todd Dickinson
Mr. James K. Ho
Mr. Michael S. Salarno
Mrs. Jane M. Winslow

Authority Staff: Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
John Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Norman Rolf, SF Tomorrow
Dave Feltham, City Planning Department
James D. Hobbs, Jr.

ABSENT Ray King, Director

Meeting was called to order at 1:40 PM.

1. Roll Call indicated quorum present.

2 Adoption of Minutes
Minutes of regular meeting of October 8 adopted as presented.

3. Assistant Director's Report
Lombard Street Garage
Kevin Hagerty reported that Lombard Street Garage construction is approximately 89% completed. Mr. Hagerty was told by contractor he hoped to complete his work by December 4. Art work may go a few days beyond that date. Parking Authority will try to open the garage about December 10, but should have a more definite date in the next several weeks. The total change orders are under 5%. Change orders that did not involve PG&E and Fire Department requirements are under 3%.

Item 7 - Unfinished Business - Ratification of Action Previously Taken on Approval of Construction Change Order - should be taken off the agenda because it is under $10,000.

Mission-Bartlett

Garage was formally re-opened October 29. The following week Assistant Director attended a Mission Merchants meeting. They were delighted that the facility is now open and asked that Mr. Hagerty thank the Parking Authority for making sure it was open prior to the Holidays.

There will be an update on the Reliance suit in Executive Session.

North Beach Property

Currently in Planning Department for review for conformity to Master Plan.

California-Fillmore

Proposal is currently being reviewed for conditional use approval. However, item was postponed at last week's Planning meeting because residents were not notified that item was on agenda, and will be rescheduled for a future meeting.

Member Dickinson reported that he attended Planning Commission meeting and there may be "a slight dark cloud on the horizon" in that the Landmarks Preservation Board and the Heritage Foundation have brought up for consideration the fact that the building in question may have some architectural historical value and want to investigate preserving it. Assistant Director stated Director met with representative from Heritage, but had no report.

Polk-Bush

This is now City property. The Real Estate Department is developing a land lease proposal.

Mr. Hagerty will investigate cars that are parking on a wall next to the building on the Bush Street side which were reported by Chairman.

Proposition F

Proposition F passed with 59% approval. Staff is now investigating whether to go with tax free or taxable bonds.

4. Report of Legal Counsel

Julian Hultgren announced that there will be an Executive Session to discuss the pending litigation between the Parking Authority of the City & County of San Francisco vs Reliance Insurance Company, which will be held pursuant to Government Code Section 54956.9A

5. Commissioners' Questions and Matters

Election of Chairman

Commissioner Salarno stated that in his opinion Chairman Short has done an excellent job as Chairman, and has personally asked and urged him to continue. However, Mr. Short has declined to continue as Parking Authority Chairman. Therefore, Commissioner Salarno felt that the normal process would be that the Vice Chairman would assume the Chairmanship. He stated that in his position, owning and managing an independent business and amount of time he must spend there, he would not be able to devote the necessary time to serve as Chairman.

He has talked with all the members and Member Dickinson has indicated that he would be willing to assume the Chairmanship. Member Salarno asked to go on record that he would have to decline the nomination and he is open to any other ideas or suggestions.

Chairman stated that there is an election for Mayor coming up on December 8. The new Mayor will take office on January 6. For that reason he has asked that the election of Chairman be held in January. Chairman also informed that his term expired October 26, and he has been reappointed. He said that he had previously stated that upon new Mayor taking office he would submit his resignation though not required to. He felt that possibly the members should meet with the new Mayor to see what his policy will be. He felt that the Directorship of the Parking Authority has always been a political appointment and, since we now have a very good Director, it would behoove the Parking Authority to support him and, possibly by letter, ask that he be retained. He asked that the Parking Authority hold to the vote taken that this election be held in January, since December is a very busy month for one or two of the other commissioners.

Chairman stated that Art Agnos was heavily supported by the Sierra Club and San Francisco Tomorrow, whose policy is that they don't want new parking. This is one reason he felt the commissioners should meet with him if he is elected, feeling that since Proposition F passed, the general public does want parking. Member Ho concurred that after election this meeting should be held and agreed to arrange a meeting with Art Agnos. Chairman would set meeting with John Molinari. All felt new Mayor should be alerted to the Brophy Report.

6. Public Comment - None

7. Unfinished Business
   Ratification of Action Previously Taken on Approval of Construction Change Order - Lombard Street Garage
   Taken off agenda.

8. New Business
   Resolution 1088 - Recommending Amendment of Parking Rates - St. Mary's Square Garage

Assistant Director stated there is an error in this resolution. In the second Whereas "...the utilization of the garage has decreased from 340,030..." should be "...233,190 vehicles in 1984/85 to 174,937 vehicles in 1985/86 to 126,503 in 1986/87." However, even with this change, there are 106,687 vehicles or a 46% drop in transient vehicles over two years. This resolution would allow a $12 early bird rate. There currently is no early bird rate. The all-day rate is $14 which is reached after 3-1/2 hours. It would also allow a monthly motorcycle parking rate of $40 and a daily motorcycle parking rate of $2.50. These changes have been recommended by the Recreation & Park Commission. Assistant Director stated that staff recommends acceptance, since the garage is underutilized, and money generated could help subsidize Recreation & Park programs and Parking Authority neighborhood parking programs.

David Feltham, City Planning Department, stated that instituting an early bird rate is not only in violation of the transit first policy, but also the parking policies in the downtown area, and puts the City as a whole in a very awkward situation. They have told highrise developers and parking operators, who have had restrictions placed on parking, that they need to remove early

bird rates because they violate the Planning Code and the transit first policy. One of the operators in a highrise is the operator of St. Mary's Square Garage. He would have to be told he cannot have an early bird rate in a highrise garage, but can have one in a City garage. He felt he needed to remind the Authority that three office projects approved this year - 343 Sansome, 235 Pine and 600 California - will all displace existing parking facilities - all within a few blocks of St. Mary's Square Garage. He felt people using these facilities will move to St. Mary's when they are torn down. He thought this was a policy issue that needs to be carefully considered.

Chairman said that a great deal of parking is being lost and this should be considered by the Board of Supervisors.

James Hobbs, Jr. asked for more motorcycle parking feeling that this answered many questions concerning congestion and parking. He felt that motorcycle rates should be in a separate proposal from the daily rate. Chairman and Member Winslow agreed.

Member Winslow agreed with Mr. Feltham that early bird rate creates a very awkward situation and felt she could not in good conscience vote in favor of this resolution. Assistant Director reminded that this is merely a recommendation for Board of Supervisors' decision and could go to them with no recommendation from the Parking Authority.

Member Ho suggested reducing the daily rate to $12 and eliminate the early bird rate, feeling that the $2 difference was congesting Portsmouth Square Garage. This was concurred in by Members Winslow and Salarno, who felt it would eliminate the Planning Department's concerns, and also bring this garage in conformity with Portsmouth's $12 rate. Mr. Feltham also felt early bird rate might encourage all-day parking at the expense of those who need shortterm parking. Assistant Director stated that staff felt the early bird rate would accommodate those individuals who occasionaly needed to drive to the area. For those persons who drove every day it would be cheaperto purchase a monthly permit ($264 vs $208.70).

Garage operator, Nicky Cheung, was asked for his opinion but asked to reserve it at this time, stating they went in with $14 rate and if they had to change now, he would have to look at the whole picture again.

Member Dickinson said if our purpose is to increase utilization of the garage, there are many ways to do that, one of which is early bird rate. Another option would be encouraging use of vanpools.

Mr. Feltham stated that if Parking Authority instituted the same rates at St. Mary's and Portsmouth and eliminated the early bird rate, the Planning Department would be completely supportive.

Chairman felt he would like to call a special meeting to discuss this item when Director is present.

Member Winslow asked to go on record that she is in sympathy with Recreation & Park Dept. problem with funding, but would like to look at the whole thing and possibly in some way help them get more money and still get the garage used at a lower rate. Assistant Director reminded that one garage is

attendant park and the other is self-park. Chairman stated he would like to accept Mr. Hobbs' suggestion regarding the motorcycle rates.

It was finally decided to put over to a special meeting if item needs to move quickly, or next monthly meeting when Director is present.

Resolution 1089 - Replacing Joint Working Agreement with the City and County of San Francisco to Operate Public Parking Facilities

After explanation of minor changes by Mr. Hultgren, adopted by following vote: Ayes: Members Short, Dickinson, Ho, Salarno, Winslow

Approval of Parking Authority's First Quarter Report
Unanimously approved.

Meeting recessed at 2:40 PM for Executive Session; reconvened at 3:15 PM.

9. Adjournment
Meeting adjourned at 3:20 PM.

Respectfully submitted,

Kevin M. Hagerty
Assistant Director

2603A

ARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING AGENDA
512th Regular Meeting
Parking Authority

Thursday, December 10, 1987
2:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

THE PARKING AUTHORITY WILL PARTICIPATE IN THE OPENING CEREMONIES AT THE LOMBARD STREET GARAGE AT 11 AM ON DECEMBER 10. THE MEETING OF THE PARKING AUTHORITY WILL COMMENCE AT 2:30 PM RATHER THAN THE NORMAL STARTING TIME OF 1:30 PM

1. Roll Call

2. Adoption of Minutes - Regular Meeting November 12, 1987

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is duscussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
   Approving Certificate of Completion - Lombard Street Garage

   Rent Credit for Ventilation Repair - Golden Gateway Garage

8. New Business
   Request from San Francisco Tomorrow for Parking Study - Lombard Street Garage

   Request from Western Addition Parking Corp. for Garage Budget Increase in the Amount of $25,000

   Resolution 1090 - Request from Western Addition Parking Corp. for Rate Increase at Japan Center Garage and Fillmore Annex

   Resolution 1091 - Commending District Council of Merchants

   Resolution 1092 - Commending Donald Magnin

   Resolution 1093 - Authorizing Director of Parking Authority to Approve Sub-lease Transfer from Avocet, Inc. to Steve's Auto Detailing

9. Adjournment

2655A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

MEETING REPORT - Regular Meeting

Thursday, December 10, 1987
2:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Michael S. Salarno, Vice Chairman
Mr. Q. Todd Dickinson
Mrs. Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney'
Lucy M. Clancy, Recording Secretary

Guests: Dick Dole, Ellis-O'Farrell/Japan Center Garages
Richard Hashimoto, Japan Center Garages
Ben Farlatti, Onorato Garages
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Richard Guynn, Sutter-Stockton Garage
Tim Leonoudakis, City Park
Rebecca Kohlstrand, City Planning-Transportation
Y.F. Wong, DPW
Herman Alcalde, DPW
Norman Rolfe, SF Tomorrow
Andrew Nash, SF Tomorrow
David Collins, The Parking Place

ABSENT John Patrick Short, Chairman
Mr. James K. Ho

In the absence of Chairman, Vice Chairman Salarno called meeting to order at 2:35 PM. He commented on attending the Lombard Street Garage opening and stated that he is very proud of the staff and the members of the Parking Authority, and wishes to make sure that the members of the Authority commend both Ray King and the staff.

1. Roll Call indicated quorum present.

2. Adoption of Minutes

Minutes of regular meeting of November 12 were adopted as presented with a correction requested by Commissioner Dickinson. He asked that the word "only" be inserted on Page 4, line 2 in the fourth paragraph from the bottom, to read ". . .there are many ways to do that, only one of which is early bird rate." He felt that while the early bird rate might encourage utilization of the garage, unfortunately, it might also increase commuter traffic from outside the City.

He wanted to make sure we investigate other options such as vanpooling and preferred rates for vanpooling to try to minimize the impact of traffic.

3. Director's Report

MBO Letter

Director reported that in members' files is a copy of the annual MBO letter from the Mayor, which discusses previous objectives and comments of what has happened at the Parking Authority during her term of office. She also expresses a concern of what we might face with the passage of Proposition M.

Mayor's Letter to Board

This morning's paper indicated the fact that the Mayor sent a letter to the Board suggesting ways she thought should be looked at in terms of coping with the budget deficit. Notable in that article, the only recommended increase in fees is an increase in on-street parking meter rates by 50%, or from $1 to $1.50 in the downtown core area, 50¢ to 75¢ in the area surrounding the core area, and from 20¢ to 30¢ in the rest of the City's neighborhoods which would include all the off-street lots. Director stated these rates had not been increased since 1981. There is also a recommendation of 25¢ per hour increase in all the City-owned garages starting from the first hour.

California-Fillmore Lot

Received unanimous approval from Planning Commission on conformity to the Master Plan. Believe both supplemental appropriations, including the one for Vallejo-Churchill, have been signed by Mayor and forwarded to the Board for approval. Capital Improvement Advisory Committee recommended they be approved with money placed in reserve pending Master Plan approval.

Lombard Street

Received letter from Ralph L. Coffman of Coffman & Sautter, attorneys for Mr. and Mrs. Kenneth Brown, who live on Vallejo Street between Webster and Fillmore, complaining about the lighting on the roof.

Kevin Hagerty reported that about a week ago he met with the Browns at their home to observe the roof lighting. He felt the problem was with the reflection of the interior lights off the concrete, and we probably need to look at how to mitigate this situation. He felt it was best to wait until the garage had been in operation for a month to see if the problem changes in any way. After that time Mr. Hagerty will meet with Mr. and Mrs. Brown again. In the meantime, he will investigate with DPW what might be done if the problem persists.

Mission-Bartlett

Director reported receiving an offer of settlement from the bonding company and feels we are close to resolving this matter. They have taken exception to some time periods where they felt delay was caused by the Parking Authority, apart from which their basic negotiating position is 25% less then we're asking for, and 75% of what we asked for at the start, apart from delay times.

Also met with Al Borvice concerning his claim, and today received copy of let ter from Jack Pizza responding to one of Mr. Borvice' questions. This will probably also be resolved in the near future.

Chairman Salarno noted that the Mayor's MBO letter mentioned Moscone Center Garage, Performing Arts Garage, expansion of Sutter-Stockton, Japan Center Garage

and four metered lots that were expanded. He read the last paragraph: "In conclusion I wish to thank you for your help in this administration. I wish to congratulate Mr. Ray King for his hard work as Director of the Authority. I particularly would like to recognize him for his efforts as the key advisor on transportation and parking issues in the City."

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters - None

6. Public Comment - None

7. Unfinished Business

Approving Certificate of Completion - Lombard Street Garage

After discussion, bringing out the fact that there would be change order work to be done in completing a "punch list" of finishing items and extending the fence along the north and east walls in the amount of $13,832, Member Dickinson moved to authorize Director to sign change order for $15,000, including contingencies, for security fence on the roof of the garage, conditioned upon consultation with and approval of the architect. All in favor.

Director requested a motion authorizing him to sign the Certificate of Completion at the appropriate time when all change orders have been completed. All in favor.

Rent Credit for Ventilation Repair - Golden Gateway Garage

Director reminded that some time ago he asked the Mechanical Engineering Dept. of DPW to inspect the exhaust fans. They reported that this inspection could not be completed at Golden Gateway without thorough cleaning of the system, and also asked that specific work be done. In approving the previous rent credit, the cost of repairs requested by DPW was omitted. The low bid of three submitted to Timothy Leonoudakis to replace fan belts, adjust sheaves for proper alignment and repair the central panel is $2,069. Motion to approve this rent credit, to be paid once repairs have been completed, will be deducted from their next monthly check when they show proof of payment of the bill. Since there is a provision for rent credit in this lease, this was unanimously approved.

8. New Business

Request from San Francisco Tomorrow for Parking Study - Lombard Street Garage

Director stated that Mr. Andrew Nash, SF Tomorrow, met with Norman Bray of Traffic Engineers. Mr. Bray put counters out immediately so that there would be some "before and after" comparisons. Last weekend they did a "time sequence" count of cars. Mr. Nash said they proposed a three-part study. One was traffic volume on surrounding streets, the second part was a "parking duration" study, and the third part was a "garage users" survey questionnaire, which they would give to people using the garage and is to be returned to SF Tomorrow. Director offered to have operator give out the study to people entering the garage. They would return it to the Traffic Engineers, where they and an SF Tomorrow representative would open them jointly and review them. Mr. Nash said the "after" study would probably be done in February, and another possibly in April or June. Director recommended that we participate, stating he would like to see study done if SF Tomorrow would approve review by the Parking Authority, the Traffic Engineers and Planning Dept. in terms of getting as much information as possible. With that caveat, Director recommended approval of request to the operator to pass out requests for information. Unanimously approved.

Request from Western Addition Parking Corp. for Garage Budget Increase in the Amount of $25,000

After discussion, unanimously approved.

Resolution 1090 - Request from Western Addition Parking Corp. for Rate Increase at Japan Center Garage and Fillmore Annex

Director stated that Richard Dole, attorney, hired consultant to explore problems of water leakage and they have made report, adding that commissioners are aware of condition of garage. A meeting has been set up for week from Friday, which will be attended by Julian Hultgren, Deputy City Attorney, and Director. There is a projection of some $310,000 to paint and redo graphics and repairs. Cash flow projections indicate that with no rate increase, garage will be in the red by 1990.

After lengthy discussion, contingent upon review in one year, resolution was adopted by following vote: Ayes: Members Salarno, Dickinson, Winslow

Resolution 1091 - Commending District Council of Merchants

Chairman Salarno indicated that the District Council of Merchants was instrumental in the passage of Proposition F, indicating that Walter Jebe was the moving factor. Member Dickinson indicated that their fundraising efforts contributed significantly to the passage of Prop. F. The Chairman of the Authority will make the presentation at the annual meeting of the District Council of Merchants in January.
Adopted by following vote: Ayes: Members Salarno, Dickinson, Winslow

Resolution 1092 - Commending Donald Magnin

Chairman stated that Donald Magnin was member of this commissionn for 21 years, and his interest in parking continues with his voluntary efforts as Chairman and Treasurer of the Prop. F Campaign. He said it's a pleasure to adopt this resolution. Director stated that perhaps we can talk Mr. Magnin into coming to the January meeting for presentation of this resolution.
Adopted by following vote: Ayes: Members Salarno, Dickinson, Winslow

Resolution 1093 - Authorizing Director of Parking Authority to Approve Sublease Transfer from Avocet, Inc. to Steve's Auto Detailing - Golden Gateway Garage

After discussion, adopted by following vote:
Ayes: Members Salarno, Dickinson, Winslow

Chairman Salarno requested that prior to the next meeting another of the garages be inspected by the Commission.

Following unanimous motion that this item be taken up, Member Dickinson requested that the January meeting date be changed to January 7 due to some conflicting matters involving the members. Also requested that a special meeting be held in January to discuss Proposition F. Both unanimously approved.

9. Adjournment

Meeting adjourned at 3:40 PM.

Respectfully submitted,

Ray King
Director

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIANNE FEINSTEIN, Mayor

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

MEETING AGENDA
513th Regular Meeting
Parking Authority

Thursday, January 7, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

PLEASE NOTE CHANGE IN MEETING DATE TO THURSDAY, JANUARY 7, 1988

THE PARKING AUTHORITY WILL BE CONDUCTING A FIELD TRIP TO THE GOLDEN GATEWAY GARAGE, 250 CLAY STREET, STARTING AT 10:30 AM, JANUARY 7, FOR THE PURPOSE OF INSPECTING THE GARAGE FACILITY.

1. Roll Call

2. Election of Officers

3. Presentation of Resolution No. 1092

4. Adoption of Minutes - Regular Meeting of December 10, 1987

5. Director's Report

6. Report of Legal Counsel

7. Commissioners' Questions and Matters

8. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

9. Unfinished Business
   Resolution 1087 - Amendment to Request for Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $3.5 Million for Land Acquisition - 2400 Block of California Street

10. New Business
    Request from Western Addition Parking Corp. - Ellis-O'Farrell Garage Modification to Allow Semi-Attendant Parking on Ellis Side - $330,000

    Resolution 1095 - Request for Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $420,000 for Meter Conversion

    Resolution 1096 - US Post Office Lease - Lombard Street Garage

    Review of Parking Authority Regulations

The Parking Authority will recess for Executive Session to Discuss the Mission-Bartlett Parking Plaza - Parking Authority vs. Reliance Insurance Company

11. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING REPORT - Regular Meeting

Thursday, January 7, 1987
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
James K. Ho
Michael S. Salarno
John Patrick Short
Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
John Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Richard Guynn, Sutter-Stockton Garage
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Charles Holt, System Parking
Donald Magnin, Former Parking Authority Chairman

1. Roll Call indicated quorum present.

2. Election of Officers

Upon stating that he declined to run for Chairman another term, feeling that this position should be passed along to someone else, Member Short called for nominations for Chairman of the Parking Authority for 1988. Member Salarno nominated Q. Todd Dickinson, seconded by Member Ho. All in favor. The new Chairman thanked the Commission, stating he looked forward to serving.

Since Pat Short had been ill and missed the Mayor's presentations to all chairmen of commissions, Chairman Dickinson then presented Member Short with a key to the City on behalf of the Mayor.

Chairman Dickinson then called for nominations for Vice Chairman. Member Winslow nominated Member Salarno, seconded by Member Ho. All in favor.

3. Presentation of Resolution 1092

Chairman Dickinson then presented Parking Authority Resolution 1092 to Donald Magnin, commending him for his volunatary work as Chairman and Treasurer of the Proposition F campaign, stating that Mr. Magnin's activities were in large measure responsible for the success of the campaign.

4. Adoption of Minutes

Minutes of regular meeting of December 10, 1987 adopted as presented.

5. Director's Report

Examiner Story

Director reported there had been a story in the Examiner on Tuesday about a letter sent to the Parking Authority by the Mayor. This letter contained her original suggestion to increase parking rates at all garages by 25¢ per hour to help overcome next year's budget deficit.

The Mayor has requested that the Parking Authority find $2 million, but had not specified how it could be raised. Director has meetings scheduled with operators, non-profit corporation officers and their operators to find how best to do this. He anticipates at this point that the proposal to increase rates will probably brought before the Authority at the March meeting. Tomorrow the Mayor will send legislation to the Board of Supervisors recommending the 50% increase in all parking meter rates. Resolution 1095, which this Authority will act upon today, will be transmitted to the Board of Supervisors tomorrow if approved.

Lombard Garage

Resolution regarding the Post Office lease will be withdrawn from today's agenda due to new Federal budget legislation. Post Office is in almost constant contact with Washington trying to find out the status of occupying the commercial space. Director and Real Estate Department have agreed to wait until it is known what the Federal legislation will do to the Post Office.

Assistant Director reported that 30 of 45 bollards have been installed in the dangerous open spaces along the fence. Contractor is now waiting to get additional bollards. They are planning to install the drains on the second and fourth floors. It is expected they will be installed by the end of the month. The sign on the front of the building should be installed next week. The art work should be completed no later than the end of the month. Usage during the weekday period of December 10-31 averaged 42 vehicles, weeknights averaged 73 vehicles; Saturdays - 45; Saturday night - 112; Sunday - 16; and Sunday night - 28. The operator has contacted merchants in the area to encourage garage use. It is anticipated that once the sign is installed, people will be more aware the garage is there and ready for use.

Mayor's Inauguration

Director reminded that the new Mayor will be inaugurated in the Rotunda of City Hall at noon on January 8. At present none of the department heads he knows of has been contacted by the new Mayor, nor has any individual commissioner been asked to resign to date. Eileen Maloney has been appointed Press Secretary.

6. Report of Legal Counsel

Deputy City Attorney John Pizza advised that there will be and Executive Session to discuss settlement of the suit against Reliance Insurance Company. This is authorized by Government Code Section 54956.0 (a).

7. Commissioners' Questions and Matters

Member Short suggested that a sign be put up at the Marina facility indicating that there is additional parking at the Lombard Street Garage.

8. Public Comment

Donald Magnin advised the Authority not to be discouraged by the low usage at the Lombard Street Garage, recalling that in the early 60's when the Golden Gateway Garage was constructed it also suffered from lack of use.

9. Unfinished Business

Resolution 1087 - Amendment to Request for Supplemental Appropriation from the Off-Street Parking Fund in the amount of $3.5 Million for Land Acquisition - 2400 Block of California Street

After explanation of amendment to include Parking Authority's review of Environmental Review documents, which was requested by City Attorney, resolution adopted by the following vote:
Ayes: Members Dickinson, Ho, Salarno, Short, Winslow

10. New Business

Request from Western Addition Parking Corp. - Ellis-O'Farrell Garage Modification to Allow Semi-Attendant Parking on Ellis Side - $330,000

After lengthy discussion, motion to allow Western Addition Parking Corp to expend $330,000 for this project was unanimously approved.

Member Ho requested that next year at budget time the City check to see how much has been saved by this project.

Resolution 1094 - US Post Office Lease - Lombard Street Garage Commercial

Withdrawn from agenda. (Please note the resolution number has been corrected from No. 1096)

Resolution 1095 - Requesting Supplemental Appropriation from the Off-Street Parking Fund in the Amount of $456,734 for Converting Existing Parking Meters

After lengthy discussion, adopted by the following vote:
Ayes: Members Dickinson, Ho, Salarno, Short, Winslow

Review of Parking Authority Regulations

Commission unanimously voted to discuss this further at next month's meeting.

Chairman Dickinson reminded that there will be a special meeting on January 28 at 1:30 PM regarding taxable vs non-taxable bonds regarding Proposition F.

Meeting recessed at 3:15 for Executive Session to discuss settlement of the Reliance Insurance claim. Meeting reconvened at 3:35 PM.

Motion was made and unanimously approved that a letter be written to the City Attorney commending Mr. Pizza for the thorough and expeditious way he was able work out the litigation.

11. Adjournment

Meeting adjourned at 3:45 PM.

Respectfully submitted,

Ray King
Director

2774A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

DIANNE FEINSTEIN, Mayor

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MEETING AGENDA
514th Regular Meeting
Parking Authority

Thursday, February 11, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting January 7, 1988
   Special Meeting January 28, 1988

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
   Resolution 1096 - Authorizing the Issuance of Not to Exceed $14,000,000 Principal Amount of Parking Authority of the City and County of San Francisco Moscone Center Parking Lease Revenue Refunding Bonds, Series 1988

   Resolution 1097 - Approving Joint Working Agreement - Moscone Center Garage

   Resolution 1098 - Authorizing Amendment to Project Lease of the George R. Moscone Convention Center Garage Between the Parking Authority and the City and County of San Francisco

   Resolution 1099 - Approving Amendment to Lease on Moscone Center Parking Garage

   Approval of Parking Authority Regulations

8. New Business
   Approval of Assignment of Lease of Pizza Boat II - Moscone Center Garage

   Resolution 1100 - Authorizing Assistant Director to Travel to Anaheim for CPPA Conference on March 23-25, 1988

   Resolution 1101 - Approving Lease with Diamond Super Market

   Approval of Preliminary Parking Authority Budget for 1988/89

   Decision on Acquisition of Existing Parking Garage at 1444 Green Street

9. Adjournment

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PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING REPORT - Regular Meeting

Thursday, February 11, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
John Patrick Short
Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Lewis Byrd, PaineWebber, Inc., 100 California St.
Vincent McCauley, Grigsby, Bradford, 230 California St.
Ben Farlatti, Onorato Garages
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Attorney at Law
H.J. Quinn, Real Estate Department, CCSF
Robert A. Kenealey, Deputy City Attorney
Richard C. Salladin, Orrick, Herrington & Sutcliffe
Dick Dole, Ellis-O'Farrell/Japan Center Garages

Chairman Dickinson called meeting to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of January 7 and January 28, 1988 adopted as presented.

3. Director's Report
Meter Revenue
Director reported that meter revenue may top $7.3 million this year.

Lombard Street
The Post Office has been sent a letter by Real Estate Dept. and given till first week of March to make a decision. They are still having trouble figuring out what the Federal Budget Deficit Act would do to them. In the meantime neighbors have started writing to Congresspersons asking them to find out what's going on. We are beginning to get a little edgy about holding that space with no income coming in, and don't know how much longer we can do it.

Lombard Construction

Kevin Hagerty reported that construction activity will probably be completed the end of next week. Contractor is working through a punch list of items and is planning to install the fence this week or next week. Gordon Chong, the architect, wanted to get a good picture of the building prior to installation of the fence.

Lee Champagne, the artist, has apparently abandoned the project. The Arts Commission, with guidance of the City Attorney's office, has sent him a letter giving him five days to show up and show substantial progress or they would terminate his contract for lack of action. Mr. Champagne has not responded. Therefore, the City Attorney's office and the Arts Commission are in the process of officially terminating his contract. Arts Commission staff is talking to other artists, and Regina Almaguer feels the project can be completed with balance of project funds available. She is investigating this. Lee Champagne was paid $60,000 and owes a subcontractor about $40,000 out of $45,000 contract. Completion of the art work depends on how soon they can get another artist.

Mr. Hagerty stated he was not certain what happened, but understood that at one point there was a dispute with the subcontractor because Mr. Champagne was not satisfied with his work. A City inspector felt it was done in a satisfactory manner but Mr. Champagne missed that meeting. Attempts by the Arts Commission to contact Mr. Champagne have been unsuccessful since he is refusing to take any calls from the staff. Director stated that putting the neon inside the glass blocks remains to be done. The rest of the work is completed.

Chairman Dickinson asked that Regina Almaguer prepare a written report for the Parking Authority and possibly appear at the next meeting. He was a little disappointed that Ms. Almaguer or Claire Isaacs did not appear today to brief the Authority.

Pay-on-Foot Station

Mr. Hagerty informed that the new pay-on-foot station at Sutter-Stockton has been in operation for about a week and a half.

4. Report of Legal Counsel

Mr. Hultgren said that he was asked at the last meeting to look into Proposition F because there was a garage site on Green Street that the Parking Authority may be interested in. But the thought was that the Polk Street area ran only from Geary to Vallejo Streets and, since Green Street is out of the area, it may not be possible to use Prop. F.

Mr. Hultgren distributed copies of Prop. F. The question is: In order for a garage to be qualified for funding through the Prop. F procedure, must it be within the defined area? The answer is "no". The area does come up at Vallejo, but the garage can clearly be outside the area as long as it is close enough to serve the described area. He felt that since Green Street is only one block from Vallejo, it would clearly serve the area. He felt that it was really a matter of a determination fact of whether the site is within a reasonable distance of the area to be served.

Director felt that because of the need for a project lease on each project under Prop. F, there would be a logical attack at the Board of Supervisors as the lease is going through the process.

Chairman asked if it is within the Parking Authority's province to define what the districts are in areas that are not defined by street. Mr. Hultgren felt it would necessarily be so. Chairman asked if we are we bound by the districts which the Planning Dept.'s Neighborhood Parking Study determined were the neighborhood commercial districts? Mr. Hultgren was not familiar with this, but Director felt that it would be more a question of being bound by those boundaries for parking purposes, since there are special use districts defined by Planning Dept.

Mr. Robert Kenealey of the City Attorney's office felt that this is more a matter where a finding should be made each time, rather than defining special districts, and not consider Planning's districts at all since they are not part of the Parking Authority.

5. Commissioners' Questions and Matters

Member Short asked how long the present Post Office lease is. Mr. Harry Quinn informed that it is a year-to-year lease good to the end of this year. They have been approached by the landlord about vacating if they take over Lombard.

Member Short asked why the Eureka Valley lot meter revenue in September was $1,947 and the rest of the time it was between $500-$800/month. Director will look into this.

Member Salarno asked what is going to happen with funds from the meters. Director reported that prior to leaving, former Mayor Dianne Feinstein sent a request to the Board to increase meter rates by 50% all over the City. This is pending before the Board. If they increase meter rates, they will take that increase from the Off-Street Parking Fund for the General Fund. Existing funds will not be touched. However, coming out of Finance Committee, one of six recommendations is a resolution urging the Mayor to transfer $2.2 million from the Off-Street Parking Fund and $180,000 from the War Memorial Fund. If that resolution passes this Commission will have to decide whether they want to initiate a supplemental appropriation.

Member Salarno stated that at merchants meetings last night he sensed opposition to increased meter rates, feeling that all we're doing is driving shoppers out of town to Tanforan, Serramonte, and other shopping centers where parking is free.

Chairman asked for reaction to the letter to Supervisor Nancy Walker regarding the $2.2 million transfer from the Off-Street Parking Fund to the General Fund. Director reported that the item had been deferred for four weeks because Supervisor Molinari was out of the country, although Supervisor Silver felt it could well be acted on.

6. Public Comment - None

7. Unfinished Business

Resolution 1096 - Authorizing the Issuance of Not to Exceed $14,000,000 Principal Amount of Parking Authority of the City and County of San Francisco Moscone Center Parking Lease Revenue Refunding Bonds, Series 1988

After explanation and discussion, adopted by the following vote:
Ayes: Members Dickinson, Salarno, Winslow
Abstain: Member Short

Resolution 1097 - Approving Joint Working Agreement - Moscone Center Garage
After discussion, adopted by the following vote:
Ayes: Members Dickinson, Salarno, Short, Winslow

Resolution 1098 - Authorizing Amendment to Project Lease of the George R. Moscone Convention Center Garage Between the Parking Authority and the City and County of San Francisco
After discussion, adopted by the following vote:
Ayes: Members Dickinson, Salarno, Winslow
Abstain: Member Short

Resolution 1099 - Approving Amendment to Lease on Moscone Center Parking Garage
After discussion, adopted by the following vote:
Ayes: Members Dickinson, Salarno, Short, Winslow

Approval of Parking Authority Regulations
Unanimously approved as amended.

Member Salarno left meeting at 3:25 PM.

8. New Business
Approval of Assignment of Lease of Pizza Boat II - Moscone Center Garage
Unanimously approved.

Resolution 1100 - Authorizing Assistant Director to Travel to Anaheim for CPPA Conference on March 23-25, 1988
Adopted by following vote:
Ayes: Members Dickinson, Short, Winslow

Resolution 1101 - Approving Lease with Diamond Super Market
Amended to include dollar amount of $102,000 plus 10% contingencies and adopted by following vote:
Ayes: Members Dickinson, Short, Winslow

Approval of Preliminary Parking Authority Budget for 1988/89
Director stated that next year when cleaning contract goes to bid, cleaning and maintenance of landscape areas at 7th & Harrison lot should be included. After review of entire budget, amended to include $4,500 for rental of an auditorium at 25 Van Ness Avenue for Parking Authority meetings. Unanimously approved.

Decision on Acquisition of Existing Parking Garage at 1444 Green Street
This is an existing garage on Green Street between Polk & Van Ness. The maximum number of stalls that can be used is 46. Real Estate Department informs that the cost of acquisition is $2,016,000 or about $45,000 per stall. The has historical significance in Category 2, which is the second most important category. Director and Chairman attended Landmarks Board meeting, and Chairman felt they never really settled whether to preserve the building or only the facade. Bill Wycko of Planning stated the important thing is preserving the building.

After further discussion, Member Short suggested moving this item to the July meeting and get all questions answered from the Landmarks Board. All in favor.

Member Winslow said she would also like to know what other possible parking sites there are. Director stated there is a former service station on the northeast corner of Broadway and Larkin. Director will also investigate Basin West at 415 Montgomery on the corner of Broadway and Montgomery.

Member Short asked for a report at the next meeting on Polk-Bush and Mission-Bartlett, and Chairman requested a status report on Prop. F.

9. Adjournment
Meeting adjourned at 4:15 PM.

Respectfully submitted,

Ray King
Director

2897A

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING AGENDA
515th Regular Meeting
Parking Authority

Thursday, March 10, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting February 11, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Report on Status of Polk-Bush Ground Lease

Report on Status of Art Work - Lombard Street Garage

8. New Business
Discussion of Parking - South of Market Plan

Approval of 1988/89 Budget - Japan Center Garage

Approval of Parking Authority's Second Quarter Report

Meeting will recess for Executive Session - Status of Pending Claim
Reliance Insurance Company - Casa de La Raza

9. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

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SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Regular Meeting

Thursday, March 10, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
John Patrick Short
Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil, Connolly & Barbieri, Attorneys
Regina Almaguer, SF Arts Commission
Dennis Rumsey, SF Arts Commission
Harry J. Quinn, Real Estate Department
Gary Kitahata, Kelling, Northcross & Nobriga,
4 Embarcadero, Suite 1610, SF
Richard Hashimoto, Japan Center Garages
Susana Montana, Department of City Planning
Dick Dole, Ellis-O'Farrell/Japan Center Garages

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of February 11, 1988 adopted as presented.

3. Director's Report
Lombard Street Commercial
Director read a letter from Mary A. Brown, Postmaster, in which it was stated that they will proceed with leasing the commercial space at the Lombard Street Garage. Harry Quinn, Real Estate Dept., spoke with them yesterday and found they intend to enter into this lease even though they presently have no funds for construction. They may lease and leave the space vacant until October, when they will have their new 1988/89 budget.

Director felt it was now possible to ask the Real Estate Department to contact City Planning regarding controls restricting neighborhood commercial space to 5,000 square feet, and ask for a variance for 15,000 square feet for the Post Office.

Director stated there would have been a walkthrough on the completion by now, but Ray Shia, the resident engineer, has been in the hospital. Certificate of Completion should be signed very shortly.

Budget Items

Director met earlier this week with the Budget Analyst and has a meeting scheduled tomorrow morning with Ed McGovern of the Mayor's Office to talk about items to take to the Mayor, including the Brophy Report, the parking tax and the way in which it is collected or not collected.

The deadline for Charter amendments for the November ballot is 169 days prior to election or approximately May 24.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters

Member Salarno asked the status of the pending legislation regarding Parking Authority funds. Director stated there is presently $10.7 million in the Off-Street Parking Fund. There is an ordinance pending urging the Mayor to transfer $2.2 million from the Off-Street Parking Fund. We have two supplemental appropriations pending, one for $3.5 million for the California-Fillmore property, and one for $5 million for the Vallejo-Churchill Alley property. There is also the possibility of proceeding on Green-Polk Garage.

What came out of Finance Committee, and passed the Board of Supervisors by an 8-1 vote, was the resolution urging transfer of $2.2 million to the General Fund. The Mayor has three choices for that resolution: He can send it back, signed or unsigned, or he can send it back and disagree with it. The Board left $8,500,000 in the Off-Street Parking Fund for the two supplementals which are in the Mayor's office.

Projections of revenue for the coming year are $8.3 million from a variety of sources, including meter funds, Sutter-Stockton, Vallejo Street, Performing Arts, St. Mary's Garages, etc. The anticipated department budget is about $2.5 million.

Member Short again asked that property at Broadway/Montgomery, where Basin Street West nightclub is out of business, be looked at.

Chairman asked that a status report on Prop. F be transmitted monthly. Director reminded that the Authority stills needs to make some decisions on this item. He has heard from several underwriters who want to come in with further proposals. He has also sent a memo to Julian Hultgren, Deputy City Attorney, on the basis of language in the Parking Law of 1949, which has not been amended since 1951, and seems to indicate possibilities of borrowing other than bonding, including Certificates of Participation and Bond Anticipation Notes. These forms of financing apparently did not exist in 1949. It is anticipated that Proposition F would be before the Authority at their April meeting.

Member Short made a formal request that all pending items be in the minutes.

Chairman suggested letter of congratulations be sent to James Ho on his new appointment by the Mayor. Director suggested a formal resolution be on the April agenda.

6. Public Comment - None

7. Unfinished Business

Report on Status of Polk-Bush Ground Lease

Harry Quinn, Real Estate Department, distributed draft copies of lease documents and explained they have not yet been reviewed by the City Attorney. Contained in the package is a General Brochure, the Invitation to Bid, the Bid, the Option Agreement and the Lease. Mr. Quinn stated this is merely the first draft and there are still many questions to be answered by DPW. We need more specifics as to size of stalls, whether compact spaces will be required, standard vs compacts ratio, bond and insurance clauses, and whether contractor can expand beyond property limits and possibly go under the sidewalks.

The Invitation to Bid is for the right to execute a 24-month option to ground lease and construct a seven-story garage with ground floor commercial. It also contains the requirement that the lowest responsible bidder submit with the Bid, conceptual drawings of the building. During the 24-month period he will have to have the Negative Declaration amended from an approved garage of 132 stalls to 180 stalls. Hopefully, at the end of this 24-month period or sooner, he will have amended the Negative Declaration, have working drawings, specs, construction design clearance, etc., and be ready to go out for award of the contract. Construction can then begin.

The Parking Authority members were unhappy with the length of time it would take before the contract could be awarded, stating this item had been in the Real Estate Department since last July. Mr. Quinn stated that the Invitation to Bid is for the contractor/developer to bring in conceptual drawings. He will not have construction design at that point, stating that the design period would be the longest period during the 24 months.

Chairman stated he had a problem with the fact that he must answer questions put to him by various groups and would have to tell them ground would not be broken on this project for two years. Mr. Quinn suggested asking contractors to submit actual engineering specs in the bid in order to shorten the time period, stating he felt this might not be possible.

Parking Authority members again expressed concern over the length of time it took to get these documents from the Real Estate Department, stating this had taken nine months. Member Short suggested the possibility of getting our own person in that department as we did in the Tax Collector's office.

Since Susana Montana of City Planning was present but had another meeting scheduled at 3 PM, item was taken out of order:

Discussion of Parking - South of Market Plan

Director reminded he had sent members proposed ordinance Amending Chapter 10 of the San Francisco Administrative Code by Adding Section 10.204 Thereto, Establishing a South of Market Parking Fund ". . .for the purpose of acquiring property, either through lease or purchase, for design and development or

improvement of property, and for maintaining property for the purpose of providing publicly accessible parking resources within the South of Market Base District. . ."

Susana Montana, project manager for the South of Market rezoning, gave presentation on the status of the South of Market Plan. She stated that it would be a Special Use District: Housing, Service and Light Industrial (HSL). During her presentation she stated that since there is very little parking in the area, the Planning Department would like to see the Parking Authority do some "land banking" where lots would be purchased for future parking garages for commercial as well as residential use. They feel that building parking structures is a more efficient use of the land than many, many parking lots.

Ms. Montana said they wanted to increase the supply of parking resources. In order to facilitate this they have rezoned for parking as a principal permitted use, and have made it a principal use almost everywhere in this area for both garages and lots. Garages are conditional uses only in areas where it is wholly residential.

Planning Code requires parking for conversions or new construction on-site or within 800' walking distance for commercial activities if they have site control, which in Planning's view is half ownership of the lot. If they cannot demonstrate site control for off-site parking, they have to have a long term lease or a lease for the length of the use. In Planning's view that is about a 30-40 year lease.

Because many of these buildings were built with column spacing that makes it difficult to provide parking on-site, property owners would like Planning to allow a provision for their parking off-site, and would like the flexibility of being able to pay an in lieu fee so they can use the space in the building for revenue generating activities and be permanently relieved. They find it difficult to satisfy Planning's requirement for a 30-year lease, or a long-term lease on lots, since they sometimes have a 10-year lease on the building and can't get a long-term lease.

Ms. Montana stated that variances will have to be requested on commercial properties that do not have long-term leases, and merchants will have to demonstrate an inability to get a long-term lease. Planning Dept. is requiring long-term leases because getting variances every few years would require too much staff time to monitor. Ms. Montana indicated that she felt it might not be a problem to delete the Planning Department approval of expenditures where they must approve the project. She will check and notify us prior to April meeting.

After conclusion of Ms. Montana's presentation, the Authority returned to the Polk-Bush Ground Lease. After further discussion on this item, Member Winslow moved that the lease package be re-written in proper form for a request for proposal (RFP) and returned to the Parking Authority for approval at the May meeting. Seconded by Member Salarno. All in favor.

Report on Status of Art Work - Lombard Street Garage

Director referred to letter received from Claire Isaacs, Director of Cultural Affairs, stating that due to a previous commitment she could not be

present. However, Dennis Rumsey, Assistant Director of Cultural Affairs, and Regina Almguer, project coordinator, were present.

Mr. Hultgren stated that the Parking Authority is not a party to the contract with Lee Champagne, the artist on this project. The contract is between Lee Champagne and the Arts Commission. However, the Parking Authority has a commitment by the Arts Commission to cause this work to be done. Therefore, the Parking Authority clearly has the right to insist that the Arts Commission complete the work. Commensurate with that the Authority has the right to ask what is being done to complete this work.

Regina Almaguer stated that Lee Champagne completed about 75% of the project. However, they have not heard from him since January, and all attempts to contact him have failed. Therefore, they have been advised to go ahead and complete the project for him. They have withheld $38,700. Ms. Almaguer has been getting bids from neon contractors. The highest figure is $12,500, the low bid is $9,500. DPW has been contacted about doing the painting, not to exceed $2,000, and should be able to complete it in about 2-3 weeks. There may be a small amount of additional work at minimal cost. The neon work should not take more than four weeks. The longest period of time would be in getting the contract through the City, and three written bids are required. Ms. Almaguer stated that estimated time of completion would be approximately two months. Ms. Almaguer assured that there would be no additional cost to the Parking Authority.

The question of any left over funds being returned to the Parking Authority was put to Ms. Pennypacker, attorney for the Arts Commission. This question has never come up before and will have to be considered by the Arts Commission. Mr. Hultgren, therefore, could not answer this question, which was asked by Member Salarno, who felt strongly that any amount not used for this purpose should be returned to the Parking Authority.

Chairman suggested that an option might be to allow the Arts Commission to use these funds to approach the subcontractors to settle claims. Director stated that when the Parking Authority work orders money from the budget, request for approval of that payment comes back to us for signature. When that work order is completed and final payment is made, frequently there are unspent funds out of that work order, which are returned to the account from which they came. In this case unspent funds would be returned to the supplemental appropriation for Lombard Street Garage, which will be eventually closed out and unspent funds would go back into the Off-Street Parking Fund.

Mr. Hultgren suggested that the Parking Authority ask the Arts Commission for an accounting after completion of the project. He felt the Parking Authority is entitled to know how the money was spent. The Parking Authority would then be entitled to make a request for return of any leftover money. Mr. King will write to Mrs. Isaacs.

8. New Business

Approval of 1988/89 Budget - Japan Center Garage

After discussion, unanimously approved with the condition that the management fee line item be amended to include payments to The Parking Place and Japan Center Partners and these payments be deleted from other items in the budget.

Approval of Parking Authority's Second Quarter Report
Unanimously approved.

Meeting recessed at 3:45 PM for Executive Session on the status of the pending claim of Reliance Insurance Company - Casa de La Raza, and reconvened at 3:55 PM.

9. Adjournment
Meeting adjourned at 4 PM.

Respectfully submitted,

Ray King
Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
516th Regular Meeting
Parking Authority

Thursday, April 14, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting March 10, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioner's Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

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7. Unfinished Business
South of Market Parking Fund

Amendment to 1988/89 Japan Center Garage Budget

8. New Business
Request of Louis Lewis - Removal of Trellis at Lombard Street Garage

Ordinance Amending Traffic Code Sections 32.8.1 - 32.8.22

Request from Uptown Parking Corp. to Expend an Amount Not to Exceed $100,000 for Construction of a Stairway to Connect Floors 1, 2 and 3

Approval of 1988/89 Budget - Ellis-O'Farrell Garage
Fifth & Mission Garage
Sutter-Stockton Garage

Resolution 1102 - Recommending Amendments to Leases on Golden Gateway Garage, Vallejo Street Garage, St. Mary's Square Garage, Polk-McAllister Parking Plaza, Marshall Square Parking Plaza and 7th & Harrison Parking Plaza

Resolution 1103 - Commending James Ho

9. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Regular Meeting

Thursday, April 14, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julie Van Nostern, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Charles Holt, System Parking
Richard O. Guynn, Sutter-Stockton Garage
Dick Dole, Ellis O'Farrell/Japan Center Garages
Herman Elins, Five Star Parking
Louis Lewis, 2168 Union Street, SF
Henry Dreigoto, 2182 Union Street, SF
Faye Lewis, 2168 Union Street, SF
Lillian Silberman, 2050 Union St., SF
Frieda Bianchi, 2112 Union St., SF
Christine Bianchi, 2112 Union St., SF
Ellen W. Duffy, 1959 Union St., SF
Irving Chang, Metropark
Richard Hashimoto, Japan Center Garage
Ruth Dewson, Fillmore Merchants, 2050 Fillmore St.
Norman Rolfe, San Francisco Tomorrow
Dave Collins, The Parking Place

ABSENT John Patrick Short
Julian Hultgren, Deputy City Attorney

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of March 10, 1988 adopted as presented.

Director informed that Toby Rosenblatt, Chairman of the Planning Commission, is retiring and Susanna Montana has requested that the South of Market Parking Fund, the first item under Unfinished Business, be taken out of order so she can attend Mr. Rosenblatt's retirement party.

South of Market Parking Fund

Susanna Montana reported that, in accordance with the Parking Authority request at the March meeting, Page 2, Lines 5 through 8 of the ordinance amending Chapter 10 of the San Francisco Administrative Code by adding Section 10.204 Establishing a South of Market Parking Fund, describe the authority for release of funds. As originally proposed, joint release by the Parking Authority and City Planning had been recommended. City Planning has been removed, and funds can now be released at the sole request of the Parking Authority. This was unanimously accepted by the Parking Authority. Chairman stated the Authority is very grateful Planning Commission approved the request and hoped the two Commissions can work well together in establishing the fund.

3. Director's Report

Director reported that both RFP and bid documents have been prepared by Real Estate Dept. for Polk-Bush. They are being reviewed by Julian Hultgren and should be considered by the Authority at the May meeting.

Director had a 1980 resolution permitting vanpools in certain City-owned garages, which defines a vanpool by length and width, having a capacity of ten passengers, and properly designated by Transportation Brokers. Director felt this resolution is antiquated, and felt it should be brought up to date. He will consult with RIDES and report back.

Member Winslow felt that an automobile with a 5 passenger capacity should be included in this resolution. Director will check on possiblity.

Director stated that Public Works Committee is meeting at 2 PM and there are two items on calendar, the voucher parking program, and a resolution authored by Supervisor Nelder, asking that all State parking lots be purchased by the City for $1 each. Mr. King will have to attend this meeting at 2 PM, but will return to Parking Authority meeting at approximately 3 PM.

4. Report of Legal Counsel

In the absence of Julian Hultgren, Julie Van Nostern attended this meeting. She stated that Mr. Hultgren had no report, other than the fact that Mr. Hultgren had prepared ordinances, one to amend Traffic Code Sections 32.8.1 - 32.8.22, and the other for amendments to various garage leases reducing by 2/3rds any money otherwise due the lessee by virtue of any garage rate increase. This action is necessary to assist the City in its current fiscal crisis.

5. Commissioners' Questions and Matters

In reply to Member Salarno's question, Director reported that the ordinance for purchase of the Vallejo-Churchill Alley land is still in the Mayor's office. Planning Dept. is requesting $2,300 for a transportation analysis in conjunction with Parking Authority's request for Master Plan conformity on this site. Director will request Real Estate Dept. to make this payment from work order money. Regarding the Vallejo-Churchill site, the owners are looking at the possiblity of erecting a garage themselves.

Director has requested Real Estate Dept. to appraise the Buon Gusto site at Green and Grant.

Hopefully, in time for the next meeting, or at a subsequent special meeting, we will have from Julian Hultgren what Parking Authority's options are in terms of borrowing money under Proposition F.

Director met with representatives of Chinese Resource Center regarding the Broadway-Montgomery site, and has asked Real Estate Dept. to do appraisal.

6. Public Comment - None

7. Unfinished Business

Amendment to 1988/89 Japan Center Garage Budget

At last meeting Japan Center Garage budget was approved, but it was requested that management fees and all costs related thereto be taken out of that budget and placed in the Management Fee category. This has now been done and after discussion, budget was unanimously approved as amended.

8. New Business

Resolution 1103 - Commending James Ho
Adopted by following vote:
Ayes: Members Dickinson, Salarno, Winslow

Ordinance Amending Traffic Code Sections 32.8.1 - 32.8.22
Unanimously approved.

Director left meeting to attend Public Works Committee meeting.

Request from Uptown Parking Corp. to Expend an Amount Not to Exceed $100,000 for Construction of a Stairway to Connect Floors 1, 2 and 3 - Sutter-Stockton Garage
After discussion, unanimously approved.

Approval of 1988/89 Budget - Ellis-O'Farrell Garage
Sutter-Stockton Garage
Since budget for Fifth & Mission Garage had not been received, it was put over to May meeting.

After discussion, Ellis-O'Farrell and Sutter-Stockton Garage budgets, unanimously approved.

Resolution 1102 - Recommending Amendments to Leases on Golden Gateway Garage, Vallejo Street Garage, St. Mary's Square Garage, Polk-McAllister Parking Plaza, Marshall Square Parking Plaza and 7th & Harrison Parking Plaza
Assistant Director explained this resolution, stating it allowed the City to recover 2/3rds of additional funds received by the operators through possible rate increases. The operators would retain the remaining 1/3rd. It is anticipated that, as part of the new budget package to help relieve the current fiscal crisis, rates at all garages will be increased. This arrange0ent has been discussed with all of the operators and all are in agreement with the terms of the lease amendments.

The second part of the resolution involves St. Mary's Square. There is a provision to amend the lease to allow that the ceiling on monthly parkers be removed, and as a result of concerns of the Authority, a special vanpool rate

of $120 per month and a monthly motorcycle parking fee of $45 per month be established.

Chairman expressed concern that this would increase the number of commuters coming into the City, which is contrary to the "transit first" policy. He also felt that this issue had previously been discussed. Mr. Hagerty explained that the issue at one time was an early bird rate, which had been opposed by the Planning Department. However, Planning did not oppose removing the ceiling on monthly parkers.

Member Winslow agreed with Chairman that this might increase commuters, leaving no room for vanpools or transient parkers. However, it was pointed out that there are two floors presently unused. Mr. Hagerty explained that at all garages, if monthly parkers interfere with transient parkers, operators are asked to cut back on the monthlies. The Authority was advised that there is a waiting list of about 30 - 40 for monthlies at St. Mary's, and that the whole point behind the recommendation is to increase usage of the garage. Right now there is a huge demand for monthlies and an insufficient amount of transient parkers. Authority was concerned with the overuse of Portsmouth Square Garage, questioning why St. Mary's, which is only two blocks away, is underused. Chairman felt there had not been enough publicity regarding the self-park program, also resulting in underuse of the garage. He was, therefore, reluctant to give the garage over to monthlies. Member Winslow was informed that the garage parks approximately 115 transient cars daily.

Chairman suggested splitting the resolution, tabling the Further Resolved clause concerning the vanpool, monthly motorcycle parking rates and monthly parking until they have had a chance to look into it further.

Chairman questioned the rate structure at the garage, which is significantly higher than Sutter-Stockton, for instance. Mr. Hagerty explained that the location of the garage serves a different interest than the Sutter-Stockton Garage, which is for shoppers, whereas the St. Mary's Square Garage is in the financial district, the reason for higher rates. Chairman felt a new rate study might be necessary in order to explore why St. Mary's is under-utilized, instead of looking at mechanisms which may not be favored nor increase usage. Mr. Hagerty stressed that monthlies should never interfere with daily users of any garage. Chairman expressed concern that if monthlies are allowed to "float free" and they go up to half the available space, leaving 200 spaces for transients, how soon does the "full" sign go up, and what happens when a vanpool drives up and there is no room. Member Salarno also felt that the garage was not well publicized, and felt we should communicate with the Chinatown community in this regard. Metropolitan Parking stated it is being well utilized on Saturdays, Sundays and evenings. The Chinese community had advertised the self-park program. Chairman felt a sign should be put in front of Portsmouth indicating more parking two blocks away.

Member Salarno suggested holding back on releasing the cap on monthlies. Mr. Hagerty said the operator would again be consulted on this matter.

The Authority proceeded with the first part of the resolution concerning the 2/3rds of rental going to the City. The Further Resolved clause was amended to strike the word "general" parking rate and insert the word "vanpool" parking rate of $120 per month. . . Also, the phrase "as well as lifting the

restriction on monthly parking contained in the lease with Metropolitan Parking Corporation" was deleted to read "That a vanpool parking rate of $120 per month, including parking tax, and a $45 monthly motorcycle rate be established at St. Mary's Square Garage; and that a flat daily motorcycle rate of $1.25 per day be established at the Japan Center Garage." Member Winslow moved, second by Member Salarno, that resolution be adopted as amended.
Adopted by following vote: Ayes: Members Dickinson, Salarno, Winslow
(See below for reconsideration of this resolution.)

Request of Louis Lewis - Removal of Trellis at Lombard Street Garage

Meeting recessed for five minutes. Director returned to meeting at this time.

After presentation by Mr. Lewis and lengthy discussion, during which various representatives of neighborhood organizations gave their opinions, no decision had been reached. Deputy City Attorney, Julie Van Nostern, suggested the meeting be recessed to the home of Mr. and Mrs. Lewis so that commissioners could observe the obstruction of the panoramic view between the SF Marina and Angel Island caused by the trellis. All concerned parties were in agreement that meeting be recessed to a time certain at 2168 Union Street, the home of Mr. and Mrs. Lewis. Chairman thanked everyone for coming to this meeting.

It was unanimously decided to reconsider the Further Resolved clause in Resolution 1102. Director stated that several months ago there had been a request from the Recreation & Park Dept. for $12 early bird rate to increase their revenue. This was opposed by Planning Dept. on basis of the Master Plan of the Garage, but they had no objection to monthly parking. Authority's decision at that time was not to proceed with the early bird rate.

The monthly parking became a tradeoff to the early bird, with full recognition that monthly parking was 30-day only. Director again pointed out that there are two empty floors in this garage, and there is a waiting list for monthlies. Director recommended that the monthly parking restriction be lifted for the present, stating the Parking Authority has the right to stop or reduce it in the future on 30-day notice. He again urged the Commission to lift the restriction, and have the lease amended to state that the lifting is subject to strict control by the Authority and subject to reduction at any time. Director stated that this resolution will go to Recreation & Park Commission for their approval.

After lengthy discussion, resolution was amended as follows in the Further Resolved clause: That a vanpool parking rate of $120 per month, including parking tax, and a $45 monthly motorcycle rate be established at St. Mary's Square Garage, as well as regulating, at the discretion of the San Francisco Parking Authority, the restriction on monthly parking, and that a flat daily motorcycle rate of $1.25 per day be established at the Japan Center Garage. City Attorney agreed to this amendment.
Adopted by following vote: Ayes: Members Dickinson, Salarno, Winslow

Meeting was recessed at 4:35 PM to a time certain at 2168 Union Street, the home of Mr. and Mrs. Louis Lewis.

Meeting reconvened at the home of Mr. and Mrs. Lewis on April 28, 1988 at 5 PM.

PRESENT

Authority Members:	Q. Todd Dickinson, Chairman John Patrick Short Jane M. Winslow
Authority Staff:	Kevin M. Hagerty, Assistant Director Lucy M. Clancy, Recording Secretary
Guests:	Mr. and Mrs. Louis Lewis Gloria Fontanello, Marina Merchants Richard West, Marina Merchants
ABSENT:	Michael S. Salarno Ray King, Director

During discussion and viewing of the garage, Mr. and Mrs. Lewis agreed that they would prefer to live with a possible lighting problem than obstruction of their panoramic view, which they have already lost to the right and left sides of their residence due to other construction. Meeting recessed at 5:15 PM and reconvened on the roof of the Lombard Street Garage at 5:25 PM. After examining the trellis and a mockup of a lowered trellis, Mr. Herman Elins of Five Star Parking, operator of the garage, stated there had been no complaints from residents regarding lights at the garage. Meeting recessed at 5:40 PM to the corner of Fillmore and Vallejo to observe the effect of the trellis and whether it covers the view of the cars parked on the roof of the garage. It was then decided to put over to next regular meeting any decision on this matter.

9. Adjournment
Meeting adjourned at 5:55 PM.

Respectfully submitted,

Kevin M. Hagerty
Assistant Director

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING AGENDA
517th Regular Meeting
Parking Authority

Thursday, May 12, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

THERE WILL BE A FIELD TRIP TO THE PERFORMING ARTS GARAGE, 360 GROVE ST., AT 11 AM.

1. Roll Call

2. Adoption of Minutes - Regular Meeting April 14, 1988

3. Presentation of Resolution 1103 to James K. Ho

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

7. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

8. Unfinished Business
Decision on Request of Louis Lewis - Removal of Trellis at Lombard Street Garage

Draft of Lease Option and Lease - Polk-Bush

9. New Business
Approval of Operator's Agreement - Ellis-O'Farrell Garage

Approval of Request for Increase in 1987/88 Budget from $17,100 to $18,750 - Ellis-O'Farrell Garage

Approval of Operator's Lease - Performing Arts Garage

Approval of Request for Special Parking Rate and Opening Hours for Union Street Spring Festival - Lombard Street Garage

Approval of Parking Authority's Third Quarter Report

10. Adjournment

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ART AGNOS, Mayor

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ADDENDUM TO MEETING NOTICE

Parking Authority
May 12, 1988

New Business

Approval of 1988/89 Budget - Fifth & Mission Garage

Approval of Lease - Commercial Space #6 - Moscone Mall

Mayor's Request for Transfer of $2.3 million from Off-Street Parking Fund to General Fund

May 6, 1988

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING REPORT - Regular Meeting

Thursday, May 12, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

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Guests: Ben Farlatti, Onorato Garages
Charles Holt, System Parking
Richard O. Guynn, Sutter-Stockton Garage
Herman Elins, Five Star Parking
Paul Newman, Keil, Connolly & Barbieri
Dick Dole, Ellis-O'Farrell/Japan Center
Dave Collins, The Parking Place
Gloria Payne, The Parking Place
Harry J. Quinn, Real Estate Department
R.P. Rodriguez, Real Estate Department
Thomas Schaaf, Terry Pimsleur & Company

ABSENT Michael S. Salarno
Julian Hultgren, Deputy City Attorney

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

Calendar items were taken out of order.

3. Presentation of Resolution 1103 to James K. Ho

Chairman introduced Mr. Ho, stating he is now Deputy Mayor, and is coming back as a good friend. Chairman presented resolution commending James K. Ho for his work as a member of the Parking Authority, and congratulated him on his appointment as Deputy Mayor for Business and Economic Development. Mr. Ho said his stay on the Parking Authority had been very enjoyable and was easier than his new job.

Mayor's Request for Transfer of $2.3 Million from Off-Street Parking Fund to General Fund

Since Mr. Robert Gamble from the Mayor's office was present, this item was moved up on the calendar. Mr. Gamble stated that it was incumbent to look for every possible source of funding to attempt to balance the budget. The Mayor's office is going beyond the traditional sources of funds looking at the possibility of transferring funds from four or five separate special funds, including the Off-Street Parking Fund. They want to transfer only from special funds where it makes sense to do so. In considering the amount of money in the Off-Street Parking Fund, the first priority is not to do any long-term harm to the mission of the Off-Street Parking Fund or damage the Parking Authority's programs.

Secondly, they want to be able put funds to some use that will benefit not only the City and the General Fund, but also the programs of the Parking Authority.

Their proposal is to transfer $2.3 million to the Police Department to assist them in an expanded parking enforcement program, which they are banking on to bring in an additional $10 million in the next fiscal year. This is not only valuable in itself but, hopefully, will generate four times its value in increased parking revenue to the City.

Director stated that at the time the Board of Supervisors had a resolution requesting the transfer of $2.2 million, he was asked by Supervisor Hseih if we had any need for it. Director's response at that time was that as he stood before them at that meeting, we have no project for spending that money. However, tomorrow morning we may have. Basically, that is the same position we're in now. We have two supplementals in the Mayor's office (Churchill Alley-Vallejo and California-Fillmore) and, in making this request, the Mayor has left room for them to go forward.

Director stated that we don't operate in a vacuum. The Off-Street Parking Fund was created by the Board of Supervisors. Determination of what money goes into the Off-Street Parking Fund is made by the Board of Supervisors. We need their permission to spend it. Therefore, when there is a problem facing the City, we have to participate in a solution to that problem. This request will not decimate the program - we still have Prop. F and we still have funds with which to function. On July 1 there will be more. Director felt we are able to go forward and able to do our share. He recommended the Authority accede to the request.

Director stated that as of the time Harvey Rose, Budget Analyst, and John Farrell, Controller, reported to the Finance Committee in January, the balance in the Off-Street Parking Fund was $10.7 million, and we have supplementals for $8.5 million. Director reminded that money accumulating from Performing Arts Garage, Vallejo Street Garage, St. Mary's Square, Marshall Square and 7th & Harrison Parking Plazas will be credited to the Off-Street Parking Fund at the end of this fiscal year. We will also get a check from Sutter-Stockton probably in excess of $2 million at the end of the fiscal year. In addition to that meter money, which is credited at the first of the year, will be available after July 1.

On motion of Member Short, seconded by Member Winslow the transfer of $2.3 million to the General Fund was unanimously approved.

Chairman asked that the record reflect that Commissioner Salarno is in favor of this transfer of funds.

Member Short commended Director on his work in these negotiations.

2. Adoption of Minutes

Minutes of Regular meeting of April 14, 1988 adopted as presented.

Member Short felt that on monthly parking, each garage should be taken separately. We do have a short-term policy, but in certain garages that are running 62% of capacity, with waiting lists of 400 people, the monthly parking should be adjusted. He felt we should start looking at closing garages from midnight to 6 AM, and start looking at the bottom line of the garages more seriously to make them more productive financially.

Chairman reminded that we did approve an increase in monthly parking at St. Mary's on a month-to-month basis.

3. Director's Report

Director stated that yesterday afternoon he signed the final settlement documents on the Mission-Bartlett Garage. Casa de La Raza has signed off on their claim, and we are now in the process of getting a final check from Reliance Insurance Company. It is intended to put the check into the construction fund because, by some unknown method, the reserve money for the Barnes suit got put into the construction fund, and that fund is now slightly below the appropriation for the reserve.

This year the Institutional & Municipal Parking Congress (IMPC) will hold its Annual Workshop & Tradeshow in San Francisco on June 5-8. Parking Authority staff will make arrangements for those Commissioners who wish to attend any part of the Tradeshow or seminars. Assistant Director stated a 7-8 minute audio visual presentation on the benefits of parking in our off-street facilities is being prepared. Operators are funding this project. After the first showing, it will be put on video tape which will be available to local groups. He will try to arrange a showing at a future Parking Authority meeting.

Director stated the Lombard Street Garage has been entered in a design competition. The award will be made on June 7 at the IMPC Workshop.

Director stated that on next month's agenda there will be several requests from Five Star Parking for changes at the Lombard Street Garage. Director stated that with members' permission, he wished to pursue one of the requests in advance of that meeting. He felt that the signs on the Lombard Street side are insufficient to identify what it really is, and wanted to look into a "Park" sign similar to one at the Moscone Garage.

5. Report of Legal Counsel

In the absence of Julian Hultgren, who was in the hospital, Mr. Eric Uhl of the City Attorney's office, indicated there was no report.

6. Commissioners' Questions and Matters

Member Short commended Deputy City Attorney Jack Pizza for his work with Al Borvice. A letter has already been sent to the City Attorney.

Chairman stated we had discussed a special meeting to resolve the remaining issues on Prop. F. Director stated he is waiting for opinion from Julian Hultgren on our ability to borrow other than through revenue bonds. Chairman felt that the prime interest rate is rising, and other rates may follow shortly. If the bond rate raises too far, we will lose all the advantages we got on re-financing of the Moscone bonds. Director stated Standard & Poors and Moodys are very concerned about the budget deficit, and there should be no meeting with them until we have a balanced budget. Once the budget is out and balanced, the fear of the City's financial stability will be eased.

7. Public Comment - None

8. Unfinished Business
Decision on Request of Louis Lewis - Removal of Trellis at Lombard Street Garage
Since Mr. and Mrs. Lewis will be out of town the month of May, they have requested this item be put over to June meeting.

9. New Business
Approval of Operator's Agreement - Ellis-O'Farrell Garage
After discussion, unanimously approved.

Approval of Request for Increase in 1987/88 Budget from $17,100 to $18,750 Ellis-O'Farrell Garage
After discussion, unanimously approved.

Approval of Request for Special Parking Rate and Opening Hours for Union Street Spring Festival - Lombard Street Garage
After discussion, Authority unanimously approved 8 AM opening on Saturday and Sunday, June 4 and 5, and $6 parking rate from 8 AM to 6:30 PM. Any cars remaining after 6:30 PM will pay the regular night rate.

Approval of Parking Authority's Third Quarter Report
Unanimously approved.

Approval of 1988/89 Budget - Fifth & Mission Garage
After discussion, unanimously approved.

Mr. Ben Farlatti stated the garage is in good condition except for the restrooms, which are in need of repair and upgrading. Mr. Farlatti had gotten some bids and found that for about $17,000 for both restrooms, they could put in new partitions and new tile on all walls, new plumbing, tile on two walls, and felt it would be a very good investment. He asked for permission to go ahead.

After short discussion, Director asked that this be put in the form of a formal request for next month's agenda.

Member Short asked that closing from midnight to 6 AM be looked at.

Approval of Lease - Commercial Space #6 - Moscone Mall
Removed from agenda at request of Real Estate Department.

Approval of Operator's Lease - Performing Arts Garage
After discussion, unanimously approved.

At 3:10 PM meeting recessed for five minutes.

Draft of Lease Option and Lease - Polk-Bush

Memo dated May 10, 1988 from Julian Hultgren, Deputy City Attorney, was reviewed. It answered two questions that had been asked during a meeting with Director. The first question asked if financial statements that are submitted with garage development proposals necessarily become public record subject to disclosure. Mr. Hultgren's memo stated in part: "Such financial statements would not be subject to disclosure as public records if the Request For Proposals provides that they will be received and held in confidence. This protection would arise pursuant to Government Code Section 6254.7 which treats the financial statements as "trade secrets"."

Mr. Hultgren's memo further stated: "An important and related point is that the Selection Committee should not be appointed by the Parking Authority Commissioners. To do so would make the Selection Committee a legislative body and subject to the Brown Act -- all its meetings and deliberations would be open public meetings and all parts of the proposals would be subject to public inspection and copying." Mr. Hultgren recommended that the Selection Committee consist of personnel from the Real Estate Department.

The second question asked how the HRC Ordinance would apply to the proposed project, ie a ground lease to a developer who is to build and operate a parking garage. Mr. Hultgren's memo stated in part that: "The ground lease (and, necessarily, the option agreement) is subject to the 5%/10% preferences given to MBE/WBE/LBE proposers (Admin. C. Sec. 12D.8). The appropriate percentage would be applied to the total ratings points given to each proposal by the Selection Committee. The project is not subject to affirmative action goal requirements (30% MBE/10% WBE) of Adm. C. Section 12D.9 because the construction contract that the developer will enter into with the general contractor will not fall within the concept of a public works contract."

Chairman questioned the fact that the Parking Authority would abdicate all its powers. Harry Quinn of the Real Estate Department informed that the way the RFP is set up now is that the Selection Committee will come up with one proposal. The Commission will have the right to accept or reject. If they reject you can go back to the Selection Committee and, theoretically, you can take the second proposal. Under another system the Selection Committee comes up with what is called a short list, which would include the top three proposals. At that time the top three proposals will be presented to the Parking Authority Commission in open hearing, and the selection of one would be made by the Commission. It is not necessary to negotiate the leases before one of those three are selected, only because the lease and the option agreement will pretty much be final. When the three are selected there might be some suggestions on adjustments of any of the three proposals, which will then be amended and the Parking Authority's final decision will be reflected in the final lease and option.

Chairman said it was his understanding they have two options, one is to send out an RFP and the other is a ground lease. Mr. Quinn stated the other alternative is to go to a straight bid process, which has not been discussed.

Director said that on the proposal for the maximum rating points, he is uncomfortable that nothing is plugged into that in terms of what their economics are - how many years on the lease, what percentage of the gross are they

going to pay. He felt that should be considered by a selection committee as part of the rating. Mr. Quinn said that during the selection process there will be rating forms which will also break down different points within the five categories listed on Page 19 of the RFP.

Chairman felt Mr. Quinn should begin at the beginning of the RFP and explain it before it was discussed any further. Mr. Quinn went through the eleven items page by page. He said the Planning Department has approved 132 stalls plus an additional 24 stalls in the basement. The developer would have to go back to Planning and get an amended Negative Declaration to increase the garage size to 180 spaces. The Lease Option Agreement is an option for basically 30 months broken down into four 6-month option periods and six 1-month option periods.

Chairman had a concern that the period being talked about from today to the day "we cut the ribbon" is so long that it undermines our credibility in terms of what the neighbors are after and what we're about as a commission, and asked if the process couldn't be accelerated. Mr. Quinn stated the 24 month period of the option was discussed two months ago, and going back to Planning to amend the Negative Declaration was brought up. In the meantime, assuming the developer is going to assume Planning will give them 180 stalls, they can go in there and develop and design plans. Mr. Quinn believes the minimum amount of time will be 18 months before they can actually have a contract and be ready to go to work.

Member Short asked how long it would take if we went with the 132 stalls. Director felt that with a project that size no one would bid and no one would run the garage because there would not be enough income. There is a break-even point of about 150 stalls where it is profitable for someone to run the garage and below which it is not profitable. However, there is nothing to stop us from doing a multistory metered facility, as we have done on Pierce Street.

Chairman said he is back to the same frustration he felt at the last meeting. We have known about this and negotiated for this site for two years. He asked when we appreciated the fact that this was not going to be economically feasible and would have to go back to Planning, and why we didn't do this when we were negotiating. Chairman asked what can be done to speed up the process beyond what is now presented. Director said that what is presented here does that. Mr. Quinn said that looking at both methods, RFP or the Parking Authority doing all the work themselves, it is probably a "wash". The only thing that can be done is incentives in the RFP to encourage the developer to move very quickly in order to save money. The option period is 24 months, which can be extended for six months. Director stated that if we were to start tomorrow, it would take an architect 4-6 months to design, with plans ready to go out for construction bid, with no problems from any City departments. Then talking about 30 days for bid opening, and 90 days more for a supplemental and awarding of the bid, and two years for construction. Mr. Quinn felt this was optimistic, because when the Negative Declaration is amended, public hearings must be held.

Chairman felt we have breached an obligation we have as a City Board to the residents and merchants of that area. He felt this was appalling since this idea has been before us for more than two years. He asked that any steps be taken to speed up the amended Negative Declaration and start formal requirements of process tomorrow.

Mr. Quinn continued with review of RFP. He said that upon completion of the Option Agreement, with all required steps completed and ready to go, developer will then exit or enter into a lease agreement, which will obligate him to start construction and complete the structure within two years and go on to the remaining portion of the lease. If they cannot get a Negative Declaration, during the option period, assuming they have put $125,000 up front, and five months into the option period Planning denies, it is assumed they would probably drop out because they find the project is not economically feasible. Director felt that if the City stopped them from proceeding, they would get their money back. Mr. Quinn felt they would not exercise the remaining portion of the option.

Mr. Quinn stated that the way the RFP is set up at this point, can be changed. This is merely a suggested reply to the Authority's April meeting and everything in this document is flexible.

Mr. Quinn continued with review of RFP, going to the Lease Agreement. Director felt we ought to set the lease term with certain known factors. Federal government allows 31 year writeoff on buildings. Therefore, we don't want a lease term of less than 31 years. Mr. Quinn felt the project could be not done for less than 40 years because it would not be economically feasible. Director felt there were only two alternatives - RFP or straight bid. Chairman requested that a list be made of things that may require Authority decision or guidance.

Mr. Quinn continued. He said there were two points in the lease. It is broken down as rent during construction period at $1,500 per month as opposed to $3,000 at the commencement of business. This is a minimum as opposed to what the proposer will actually bid. Whichever is larger will prevail. Insurance requirements still have to be obtained from the City Attorney's office. Lessee will have the right to establish the parking rates, with no monthly parking allowed. Chairman questioned giving over all authority to establish rates to a private developer. Mr. Quinn guaranteed no bids will be received if the Authority wants to set the rates. No developer will sit on a 40 year lease when he doesn't have control of the income and afford himself the ability to pay off the loan. He said parking operators will bid on projections 20 years down the road, and will take a loss in the beginning 10 or 15 years, and the bids will reflect that.

Member Short asked if the income from commercial has been factored in since the owner will sublease the stores. Mr. Quinn said in his calculations this was included.

Director stated there are many names on list of developers who are not garage operators. An operator would have to be hired to run the garage, who will have to show a profit. Allright Parking, who already has plans for the garage completed, said they cannot allow any monthly parking. They must have the turnover, with a 75¢ rate for the first hour. Director felt that the first thing to be done before going to the neighborhood was to decide which way we think we want to go, then work out how we get there. Chairman asked that this be added to the list of items to be decided or discussed.

Chairman went through the proposed schedule: February 9 - sign the Option

Agreement. Then start two year period, potentially during the construction, to February 1991, for groundbreaking. A year and a half to complete construction - possibly February 1992 - or 4 - 4-1/2 years from today to completion. Authority again expressed concern at this length of time.

Mr. Quinn continued reviewing RFP. The selection process is set up so that the Real Estate Department, in concurrence with Mr. Hultgren's memo, select the Selection Committee, which will consist of representatives from Parking Authority, Controller, Bureau of Architecture, City Planning, DPW, two business or professional persons and ex-officio representatives from City Attorney's office and the Real Estate Department. At the time the RFP was drafted a representative from the Parking Authority was included. In view of Mr. Hultgren's memo, this can no longer be done.

Members discussed HRC's MBE/WBE/LBE ratings. Point No. 2 on Page 19 is still open for discussion.

Mr. Quinn completed review. Chairman stated there are still two things to deal with - Mr. Anthony DeLucchi's memo and the broad questions of our options in terms of the RFP vs straight bid. He asked for a broad outline of the issues. Director felt that in terms of timing a flat bid would be quicker rather than RFP. If we go to private industry, we can do it by bid or by RFP. If we construct ourselves we can go out as we normally do, construct and then lease for operation. Mr. Quinn said that straight bid would be about six months shorter. But there is a question of how much control the Authority would have over the design since it isn't being bid. Felt that Planning might have control, but Authority would have control over plans and specs.

Chairman brought up bigger question of mechanical or non-mechanical. He asked for staff recommendation. Director stated he tended to opt for land lease in terms of time, in terms of what we just went through, and a reasonable selection process. What he would like to do is explore with Bob Kenealey of City Attorney's office, question of whether it can still be done under bonds and leasing the land from the City.

Chairman asked if there were a recommendation from the Real Estate Dept. Mr. Quinn said the Real Estate Dept. will stay neutral, feeling that it was the Authority's choice. Chairman asked how much time they had. Mr. Quinn said they had probably as much time as it would to redo the RFP, feeling there would be no loss of time.

Chairman suggested giving this some consideration and call a special meeting in a week or two, and make a decision at that time as to which direction to go. At that time also consider the list of items to be discussed. Director felt that since there was an appeal on the original Negative Declaration, either way we go there will be another appeal to the amendment. Member Short felt this has been made entirely too complicated, and that we will, therefore, not get many bids.

Chairman asked if there were any flexibility that could be built into the bid process to allow us to make some choices. Mechanical/non-mechanical, design consideration, etc. Mr. Quinn felt that if we went out to straight bid, based on City regulations, we're looking at a set term on the lease and a percentage of gross. Whether it is a mechanical or fixed structure, didn't

feel that Authority would have an opportunity to say which they wanted, and would have no input as to design. Member Short does not feel a mechanical garage would have the long term permanence of a fixed structure. Mr. Quinn said that would not come under consideration because it would be a straight bid. The thing you have to award is based on percentage of gross. If you bring in another element, you're getting back into an RFP situation and then you can't award HRC points, and it complicates the matter again.

Chairman asked why there can't be a bid for various rating line items. Mr. Quinn said this question would have to be answered by the City Attorney's office, but felt it couldn't be done.

Member Winslow felt the Authority should try to make a decision today. She felt that if it were held up again, we risk going through it all again, and if the Commission felt at all ready to make a decision they should.

Mr. Quinn said one issue may come up - whether or not the contractor in a bid situation, will have to go through the allotment of a minority as opposed to the RFP or a straight bid. It might be a different situation and could be considered a Public Works project, but was not sure.

Chairman asked for suggestions so that a general decision could be made today. He felt there were three options: RFP, straight bid, or construct ourselves, stating that staff recommendation was straight bid - private development by bid. Director stated that since the City Attorney has worked on this in RFP form, he wondered whether it wouldn't be equally advisable to get some sense of where the City Attorney stands if we go the other way - to the bid - what would he see as objections if it is bid.

Member Winslow suggested they make a statement today that they have a tendency to go to the bid. Director felt that could be done, and he could then get something in writing from them that could be distributed. Then could then either reaffirm by vote on a telephoned poll, or if there is a decision to back off it could be put back on the agenda. Member Short felt this decision should be postponed until Member Salarno was present and we have heard from the City Attorney.

Chairman said we, obviously, now have a proposal for an RFP, but a few questions have to be ironed out. He asked if it would be too much extra work to get a bid proposal as well and call a special meeting in two weeks. Mr. Quinn said he would try to get it in two weeks, but made no promises. He reminded the Commission that this must go before the Board of Supervisors before it can be released.

Chairman again asked that the RFP be redone as a straight bid, two weeks minimum, next meeting maximum, asking for a chart showing the advantages and/or disadvantages of the three options. Mr. Quinn and Director will try to work out the details.

Chairman said it was recognized that the staff recommendation has been received, but would like to look at all options. Director will consult with Mr. Hultgren. Chairman said that in the meantime steps should be initiated to get the Negative Declaration amended. Director said he can write a letter and ask Planning to amend the Negative Declaration. Chairman asked that it be done

tomorrow. Director stated that you have the potential of the lack of assistance of an unknown developer and his lawyer who can win it for you against losing it. If they both go in, you have extra help. Chairman felt that the time may come when we need the developer and his attorney and we can draw back, but the risk involved is not balanced out timewise.

After discussion, Chairman asked to initiate informal negotiations with Planning. Director will have lunch with Dean Macris and Sue Bierman to discuss Negative Declaration.

Chairman reviewed: RFP redone to a bid in two weeks or next meeting with an informational chart, and initiate informal discussion with Planning.

10. Adjournment
Meeting adjourned at 4:45 PM.

Respectfully submitted,

Ray King
Director

3129A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING AGENDA
518th Regular Meeting
Parking Authority

Thursday, June 9, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

AGENDA

THERE WILL BE A FIELD TRIP BY THE PARKING AUTHORITY FOR INSPECTION OF THE VALLEJO STREET GARAGE, 766 VALLEJO STREET, AT 10:30 AM.

1. Roll Call

2. Adoption of Minutes - Regular Meeting of May 12, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Request of Mr. Louis Lewis for Removal of Trellis - Lombard Street Garage

Status Report - Consideration of Action for Development of Polk-Bush Site

8. New Business
Request for Authorization for Design Services - Western Addition Parking Corp.

Complaint Concerning Lighting - Lombard Street Garage - Mr. and Mrs. Kenneth Brown

City Attorney Opinion on Free Tickets

10. Adjournment

3147A

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9/88

MEETING REPORT - Regular Meeting

Thursday, June 9, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
John Patrick Short
Jane M. Winslow

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Richard Hashimoto, Japan Center Garages
Ben Farlatti, Onorato Garages
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Louis Lewis, Union Street Resident
Faye Lewis, Union Street Resident
Harry Quinn, Real Estate Department
Mrs. Margaret Brown, Vallejo Street Resident
Gordon Chong, Gordon Chong & Associates
Micheal Shanus, Gordon Chong & Associates

Meeting was called to order at 1:30 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of May 12, 1988 adopted as presented.

3. Director's Report
Performing Arts Garage Lease

Director reported that the Authority had already approved the lease documents for the Performing Arts Garage, which would normally now be going to bid. However, he had delayed this process until after the June 7 election, so that any parking tax or garage rate increase could be included in the lease documents. However, with the defeat of Proposition K, the parking tax may not be increased. Director may still delay bidding until it is known whether garage parking meter rates will be increased.

Increase in Garage Rates

With regard to increased garage parking rates, Director reported it appears that if the money goes into the General Fund, it is a tax. If it goes into the General Fund to pay for bonds (Moscone Garage), it is exempt from the Gann initiative. The only garage on which the City would be prohibited from raising rates is the Golden Gateway Garage because that money goes into the General Fund, therefore, it is considered to be a tax. It is an increase in revenue in excess of what it costs to run the facility. The parking meter revenue is a user tax, and exempt from the Gann limit. Director received the above information from the City Attorney and the Controller's office.

Director stated he does not know where the rates stand at the present time. As soon as he can define what will happen, the Authority will be notified. Even if present operator at the Performing Arts Garage must be retained on a month-to-month basis, rates should be current in the new proposed lease before it is advertised.

Art Work - Lombard Street Garage

Director reported that, according to Regina Almaguer of the Arts Commission, a new contract to finish the art work at the Lombard Street Garage has been approved by the City Attorney. Ms. Almaguer will hand walk it through the Purchaser and Controller. The new contractor, Neon Neon, feels it should not take more than a month to complete the art work.

* * * *

Director reminded that he will be on vacation starting June 30, returning to the office July 19.

With permission of the Authority, Director will send a letter to Donald Magnin on the passing of his father, Cyril Magnin. Permission granted.

As requested by the Authority, Director has requested a meeting with the Polk Street Merchants, but as yet has received no response to his phone calls.

IMPC Convention

Assistant Director reported that this week a very successful IMPC convention was held in San Francisco at the Hyatt Regency Embarcadero. With the assistance of some of the parking operators, an audio/visual presentation on City off-street garages was shown at the opening session. Yesterday he and the Director conducted a tour of about 80 delegates of the parking facilities. At the IMPC Awards Luncheon the Lombard Street Garage received a Merit Award for best design of a parking facility under 500 spaces.

4. Report of Legal Counsel

Julian Hultgren reported that his pending assignment regarding an opinion on what types of financing would be available for the Authority for new garage construction, he has done the research and formed a tentative opinion and will present the written opinion possibly within two weeks. Director suggested that a special meeting be held to discuss this and a number of other written proposals from outside firms.

Chairman asked for comments on the "Britt Charter Amendment". Director

stated that Supervisor Britt has put in a skeletal Charter amendment that creates a Department of Parking and Traffic, as recommended in the Brophy Report. Behind it is a full draft Charter amendment which was sent out to the department heads involved. Director will supply a copy to all members. With this amendment is a change in the State law, which will allow an Authority to "wear two hats", and to be appointed in accordance with local rules. This Commission will then be serving at the pleasure of the Mayor rather than a fixed four-year term.

This amendment would move the Parking Controllers, the counting/collection of coins, Residential Parking Permit Program, Traffic Engineers, meter repairmen, traffic signal repairmen and the Parking Authority into a new City department. The department will be broken down into two bureaus, one the Bureau of Traffic Engineers, and the other the Bureau of Parking which would be broken down into three divisions - Division of Off-Street Parking, Bureau of Enforcement and Bureau of On-Street Parking.

5. Commissioners' Questions and Matters - None

6. Public Comment - None

7. Unfinished Business

Request of Mr. Louis Lewis for Removal of Trellis - Lombard Street Garage

After discussion Director stated that staff recommendation was to leave the trellis as is. Chairman asked for motion to accept or reject staff recommendation. Member Short moved to accept staff recommendation, seconded by Member Winslow. Staff recommendation was accepted by following vote:
Ayes: Members Dickinson, Short, Winslow
Abstain: Member Salarno

Item taken out of order:

Complaint Concerning Lighting - Lombard Street Garage - Mr. and Mrs. Kenneth Brown

After presentation by Mrs. Margaret Brown, Mr. Robert Blunk (a neighbor/architect), and her attorney friend, Mr. Coffman, there was lengthy discussion regarding the merit of her complaint. Mr. Gordon Chong and Mr. Michael Shanus of Gordon Chong & Associates were present and offered to do a mockup of an awning to cover any reflection of lights from the floors of the garage. However, felt this would probably cost approximately $5,000. Member Short suggested the Browns install blue windows at their home to cut the reflection of lighting. Vote on motion to accept staff recommendation to allocate up to $7,500 to do a test of an awning failed as follows:
Ayes: Members Dickinson, Winslow
Noes: Members Salarno, Short

8. New Business

Request for Authorization for Design Services - Western Addition Parking Corp.

After discussion, hiring of Laura Hogan at a cost of $17,000 plus expenses not to exceed $3,000, unanimously approved.

City Attorney Opinion on Free Tickets

Director stated he had received a City Attorney opinion addressed to all

Boards and Commissions. Where the City Attorney mentions it is possible to pass a regulation covering tickets that are not easily reported, it is limited to those situations where the Parking Authority collectively receives tickets (Giants games, etc.) which are not directed to any one Commissioner or the staff, a regulation could be passed that those do not come under the regulations of conflict of interest. However, Mr. Burk Delventhal of the City Attorney's office, felt that in a case such as the District Council of Merchants Installation Dinner, where specific Commissioners were invited, or events where a Commissioner or staff is invited to speak, there is no way of passing a regulation covering this situation. These tickets would be reportable as other gifts exceeding $50 are reportable. However, Mr. Delventhal indicated that if you are present specifically as a speaker, the tickets are not a gift and need not be reported.

Under the Brown Act and by unanimous consent, Resolution 1105 - Memorializing John Sullivan, was added to the agenda and adopted by following vote:
Ayes: Members Dickinson, Salarno, Short, Winslow

Director reported a check in the amount of $68,000 + had been received from Reliance Insurance Company, and we are now finished with the Barnes suit with regard to Mission-Bartlett.

Member Salarno left meeting at 3:10. Meeting recessed at 3:10 PM and reconvened at 3:20 PM.

Status Report - Consideration of Action for Development of Polk-Bush Site

Harry Quinn of the Real Estate Department reviewed a bar graph and bid milestones and objectives, indicating three ways the Authority can take regarding the construction and development of this site. The first would be developed entirely by the Parking Authority, the second by RFP and the third by construction bid.

Taking the Parking Authority first, Mr. Quinn said the Parking Authority would finance either with cash or bonds and construct the Polk-Bush Garage, first appropriating the funds to start the process with the architect in the design phase. Selection of the architect at about the fourth or fifth month. Parking Authority's selection of an architect would take another month. The design phase by the architect and final design in about the eighth month; bid and award of bid to the contractor based on the architect's design, and then construction period of approximately 15 months, with an open date about 30 months from today.

Mr. Quinn went to the RFP process: Starting tomorrow and going through the legislative process, taking the bid package to the Board, approval of the Board and releasing thereafter within about 3-4 month period. Another 3-4 months waiting for bids, with bids to arrive at the 6th month. Then selection process of approximately 5 months. After selection process, anticipating a 24 month period for development based on option or lease, depending on which document is used, and construction being 10 months. However, development period can be lessened by about 12 months, depending on the process through Planning Dept. and obtaining amended Negative Declaration. Total time about 44 months.

Mr. Quinn then proceeded to the bid process, which consists of going to the Board for legislation, releasing the bid package, opening the bid package within approximately 6 months from today. Award of bid 2 months later. Development time, planning and design - 24 months with a 10 month construction period, with opening of garage in about 43 months maximum.

Mr. Quinn informed that the amended Negative Declaration can be done concurrently with the design phase.

Mr. Quinn stated that during the development period, under the bid or the RFP process, the Commission could elect to go with a straight lease or with an option lease.

The Commission discussed incentives. Director asked Gordon Chong if he had a two year option on a property to get everything done, and if the options were broken down so that he had to pay $20,000 at the beginning of the project, $20,000 at the end of six months, $25,000 at the end of 12 months and $35,000 at the end of 18 months, would that be an incentive to get the development period over early? Mr. Hultgren said this kind of incentive program can be used with either a straight lease or an option. Mr. Quinn stated that if the contractor goes beyond the specified time, he would go to a rental payment of $3,000 per month.

Director asked Mr. Chong how long it would take, if he were hired today, to have the documents ready and through the system - ready to go to bid for a contractor. Mr. Chong felt the design period of 6 months was a bit on the tight side. They would go for the amended Negative Declaration concurrently with the schematic design. He felt the whole process would take close to 9 months.

Chairman felt the three major concerns are the timelines; design/design control/neighborhood compatibility; and the third is the economics of the project. Gordon Chong added that under the RFP if the developer, by whatever method he is selected, does not perform and ties up the property, no matter what your legal rights are and you try to get that property back - he sues the City because he has dollars into the property, you could lose control of that property for many years and expend legal costs in the process.

Chairman asked about design and design control. Mr. Quinn went to the bid process, explaining that certain objectives would be worked in by the Authority as to what they are actually looking for concerning number of spaces, square footage of commercial space. The Authority would have to make a decision as to whether they wanted to go with a mechanical structure or a fixed structure, or entertain both proposals. A mechanical structure should be enclosed and soundproofed. When the bid comes out - no matter what it is or what is contained in it, as long as they have met the Authority's objectives - the Authority is more or less obligated to accept that bid. If no bid is accepted, the project must be re-bid.

Mr. Quinn stated that at the point where the bid is received, we have no idea what the design will be because it cannot be requested. The only thing the successful bidder would be required to do, would be to bring in schematic drawings, elevations, preliminary drawings and any kind of architectural preliminary design. At that time, that is the only choice the Authority will

have, other than refining what he has brought in. Mr. Quinn said that if a successful bidder brings a design, and Authority's approval is unreasonably withheld, Authority has obligation to approve it whether they like it or not. Chairman asked if anything about design criteria could be built into the objectives. Mr. Quinn felt that it would be very difficult to do. Mr. Hultgren felt that in theory it could be built in that the design must meet with Authority approval, and that approval could be withheld arbitrarily and without reason. The problem is that nobody will bid.

Norman Rolfe questioned the need for more parking, and asked where the money comes from if a garage loses money. Mr. Quinn stated there is a question as to who loses money. If we go to RFP or bid package, the objective is for the Parking Authority to provide X number of stalls, build a facility and provide parking. The operator himself, based on his economics, is going to be the loser. The City will always get their rent and they will always have the facility during the term of the lease, which could be 40 years. The possibility of that garage not making money at the end of that 40 years, at that time when the City takes over the garage, is the time when the City may lose money in order to operate it. But they will have provided parking and a parking facility.

If the Parking Authority constructs, Mr. Quinn still did not think the City would lose money. A facility will be built, whatever it may be. It will be put out to bid, and the Parking Authority will receive a percentage of whatever gross. As time goes on, as evidenced by St. Mary's Square Garage, at some point that garage will break even, but again, the main thing is that the Parking Authority has provided parking for residents. Mr. Quinn felt that is the main objective.

Chairman asked about the Moscone Garage. Mr. Quinn stated that at present it is losing money and is not able to pay back the bond indebtedness. Director stated that this was expected from the beginning and anticipated it would be about eight years before it would break even.

Director stated that if a developer bids on an RFP or a land lease and has the responsibility for bidding the garage and has a long term lease (as at St. Mary's), he takes the loss. He has a lease with the City, pays a small percentage of gross for the life of the lease, and if he goes broke he goes broke. The building is located on City land and presumably whoever he borrowed money from will have to find someone else to run it or walk away, and the City owns it. If the City built the facility, the City goes out to bid for an operator on a five-year lease, the operator bids it, and if there is a loss the operator takes the loss.

Director stated that as we go through Prop. F, in many cases we will be buying land for surface lots where there will probably never be a need for a garage. He used 24th Street in Noe Valley as an example. It is a 4-block neighborhood area needing some help in on-street and off-street parking. We could use Prop. F bonds for that. We, obviously, will not recover the debt service from 20-30 meters on a lot.

On the other side of the coin, the North Beach site will produce a lot of revenue and help pay for the debt service on the surface lot. He felt no one should build in North Beach except the Parking Authority because that money

will help pay for some that we provide service on but cannot pay the debt service.

Mr. Quinn said that in the order of priority as far as time and Authority input as to design, you're looking at the Authority doing the full package, you're looking at the RFP, with the bid being probably the least desirable.

Director asked what happens if the Authority does design the garage and presents on a land lease bid a finished design for private industry to bid. Mr. Quinn said that is another option where you can pick an architect, have the Authority design the garage through the architect, and could actually be done under a bid process. The Authority could present "the whole ball of wax" and say you build it, you operate it; give us a bid based on an RFP. The time would be basically almost the same as the Parking Authority doing the complete package. The developer would not need the time required for developing because you are giving him the design package. Mr. Quinn said that in looking at his bar chart, the Parking Authority can do everything up to the finish of design.

Mr. Quinn stated the Authority can elect to go through their own architect and design phase. At the end of the design phase the Authority can make a decision - whether to go to bid or use someone else's money or use the Parking Authority's money - that decision can be made at that point. Chairman asked how much it would cost to get us to that tenth month. Director felt it would take about $300,000-$350,000, which would require a supplemental appropriation.

Director reminded the Commission that under Prop. F the General Fund makes the payment on Prop. F bonds, and we are required to take any loss on those projects to reimburse the General Fund. If we continually use the bond money on projects that are not returning debt service, we are tying up the Off-Street Parking Fund with no money going into it. So there is the fear of tying up all the bond money and having a big debt service.

Chairman asked if we would pick an architect by the next meeting, or would we say to a number of architects give us an idea? Mr. Quinn informed the Authority could pick an architect, or could go out to bid for one. Member Short felt that an architect would have to know whether we are building a standard type of garage or a mechanical structure, and we don't know that. Therefore, we would have to go with a standard type of parking structure and eliminate the mechanical structure. Director felt that was true and stated that would probably be his recommendation. He said he would recommend we accept the mechanical if it is not an RFP or a bid where someone else is putting up the money to build it. He felt he would not be willing to recommend that the Authority put up the money.

Mr. Quinn said there is one down side. During the appropriation time, which is about 90 days, the Planning process in either accepting the current Negative Declaration at 156 stalls or going back to amend to 180 stalls, going back to 180 stalls holds the possiblity of X number of months delay, which may extend beyond the 4-6 months appropriation time. Chairman asked if we make it clear to the architect that this is a likelihood, could they not accommodate that? Mr. Quinn felt that you might be talking about one less floor. Director said that if we went one less floor, he would certainly recommend to the architect that he come back with plans that would accommodate an additional floor at a subsequent construction time, so that if the stalls are needed later,

we would not have to do intensive structural work to be able to put more floors on it.

Chairman asked that we move towards conclusion. Chairman asked if we could build with our own money, and in 2-1/2 years after it is completed, switch over and get the bond money to reimburse the money that we have spent. Mr. Hultgren felt that this might be possible. Director felt this would cut down considerably on the debt service, and interest would not have to be paid during construction time when there is no revenue.

Chairman asked what needed to be done today. Director stated that it must be decided what the means is going to be to select an architect, and instruct staff to come back with a supplemental appropriation or approve one today. Mr. Quinn felt there were three things to be done: First, must decide the method and how far it is to be taken in obtaining an architect, and a decision as to how to finance. Second, whether or not to select one architect or bring a number of architects and go through selection process. Director informed that one architect can be selected, stating that prior to the Lombard Street Garage, the Authority had always simply selected one architect, and had never had a competition. Gordon Chong stated some criteria needed to be developed, needed to advertise and go through HRC requirements, etc. Mr. Quinn said there would be a time difference of three months between going to a selection process of an architect, or selecting one architect immediately.

After further discussion, it was decided to approve a supplemental appropriation not to exceed $500,000 for architectural fees and other fees, and, contingent upon City Attorney's opinion, negotiate a contract with Gordon Chong & Associates. Director reminded this was subject to funds being available. Director will prepare resolution. Mr. Hultgren said that if City Attorney's office should determine that there must be some sort of competition, a special meeting must be called.
Adopted by following vote: Ayes: Members Dickinson, Short, Winslow
Absent: Member Salarno

Director stated that he assumed that implicit in that is that there be a satisfactorily negotiated contract. All concurred.

10. Ajournment
Meeting adjourned at 4:25 PM.

Respectfully submitted,

Ray King
Director

3185A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING AGENDA
519th Regular Meeting
Parking Authority

Thursday, July 14, 1988
1:30 PM

Conference Room, 6th Floor
450 McAllister St., SF 94102

AGENDA

DOCUMENTS DEPT.
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SAN FRANCISCO
PUBLIC LIBRARY

1. Roll Call

2. Adoption of Minutes - Regular Meeting of June 9, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Report on Status of Moscone Center Garage Bond Refunding - Terry Comerford

Resolution 1107 - Approval of Lease Terms Lombard Street Garage Commercial Space

8. New Business
Request of Downtown Parking Corp. to Expend $16,000 for Upgrading Men's and Women's Restrooms - Fifth & Mission Garage

Resolution 1108 - Requesting Supplemental Appropriation from the Off-Street Parking Fund for Loan of $850,000 by the Parking Authority of the City & County of San Francisco to the Western Addition Parking Corp.

Request of Five Star Parking - Adjustment to Lombard Street Garage Lease

South of Market Plans Presentation - Department of City Planning

Request of Five Star Parking for Permission to Close the Performing Arts Garage on Saturdays During the Month of August.

9. Adjournment

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING REPORT - Regular Meeting

Thursday, July 14, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

DOCUMENTS DEPT.

SEP 12 1988

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
John Patrick Short
Jane M. Winslow

Authority Staff: Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Richard O. Guynn, Sutter-Stockton Garage
Ben Farlatti, Onorato Garages
Harry Quinn, Real Estate Department
Paul Newman, Keil & Connolly
Charles Holt, System Parking
Terry Comerford, PaineWeber
Herman Elins, Five Star Parking
Dick Dole, Japan Center/Ellis-O'Farrall Garages
Susana Montana, Department of City Planning
Dave Feltham, Department of City Planning
Joe Lumer, Five Star Parking
Mr. Charles Wolke, Five Star Parking
Leslie Leonhardt, 1782 Union St., SF
Norman Rolfe, San Francisco Tomorrow

ABSENT Ray King, Director

Meeting was called to order at 1:35 PM.

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of June 9 adopted as presented.

3. Assistant Director's Report
Charter Amendment
Mr. Hagerty reported that the Parking & Traffic Dept. Charter amendment was heard by the Rules Committee last Tuesday, July 12, and indicated the committee meeting had recessed until Friday, July 15, at 10:30 AM. He distributed the latest draft of the Charter amendment, and there was a general discussion but no action was taken.

Parking Tax and Garage Rate Increase

The Finance Committee recommended by a vote of 3-0 that the City-owned garage rate increases be approved. By a vote of 2-1 they recommended that the 5% parking tax surcharge not be approved. Both items are scheduled to go before the full Board of Supervisors on July 25..

Ellis-O'Farrell Expansion

Richard Dole and Kevin Hagerty met with Transportation Policy Group to discuss the possibility of avoiding further traffic studies in connection with the expansion of the garage. This possibility was brought about after the Ellis-O'Farrell Board voted to approve funds to widen the existing ramp from Ellis Street to O'Farrell Street. TPG requested that a technical analysis for the two-lane ramp be conduted. If the ramp recommendation sufficiently mitigates the queuing problems, City Planning will consider moving ahead with the project.

Performing Arts Garage Lease

The lease is ready and was approved by the Parking Authority at its May meeting. We are now waiting to find out whether the parking tax will be increased in order to incorporate up-to-date rates before going to bid. We anticipate the bid documents will be ready for distribution on August 1, the bid opening on August 30, Parking Authority approval of lease award on September 8, and the new lease will commence on October 1, 1988.

Lombard-Churchill Alley

Preliminary Negative Declaration was issued on this site. The 15 day appeal period has expired and there have been no appeals. Planning Department will issue the final Negative Declaration next week. The next step will be to get Master Plan approval.

Art Work - Lombard Street Garage

The new contract has been signed and is currently in the Controller's office for certification, which should be done by August 5. Art Commission staff expect the art work will be completed by the end of September. Mr. Hagerty informed Art Commission staff of the Parking Authority's concern about the delay in this work and was assured
of the September completion date.

Prop. F Meeting

A special meeting is scheduled for 1:30 PM, August 4 in the Zephyr Theater, 25 Van Ness Avenue, regarding alternate methods of financing new parking facilities under Prop. F.

Polk-Bush

Director met with Gordon Chong to discuss an architectural contract. The supplemental appropriation on this item is pending in the Mayor's office. It is anticipated that it will taken up in September.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters

Member Short asked status report on the Mission-Bartlett/Barnes appeal. Mr. Hagerty will check and make the information available to the members..

6. Public Comment - None

7. Unfinished Business

Report on Status of Moscone Center Garage Bond Refunding - Terry Comerford

Mr. Terry Comerford of PaineWebber reported on the status of this refunding. He said that the news of the City's budget deficit had caused them to abandon their attempts on the bond refunding about February 10. That news caused the rating agencies to suspend the ratings of San Francisco's bonds and it was concluded that rather than the Parking Authority's bonds being the driver, they should wait until the budget had been resolved. There were also other issues that the City was concerned with, specifically Moscone expansion and the sale which appeared yesterday of some $41 million of general obligation bonds. Both of those issues were of a magnitude that would require that the rating agencies to come out to San Francisco to satisfy that the City's fiscal house was in order. It was concluded in a meeting with the City staff and Ray King that they would wait until those two sales had taken place before resuming their refunding attempts.

Resolution 1107 - Approval of Lease Terms Lombard Street Garage Commercial Space to US Postal Service

Mr. Hagerty stated that variances would be required from the Planning Dept. and saw no problem in their granting them.

Harry Quinn of the Real Estate Department explained the terms of the lease, stating the City would receive rental of approximately $34,800 monthly, or $420,000 annual net to the City for the first five years, going up to $520,000 for the second five years. Mr. Quinn stated that the lease calls for a signed agreement by the middle of August. The Post Office intends to put in about $1.2 million in improvements, and it is anticipated they will take possession in October or November of this year, and start improvements in January or February of 1989.

Chairman complimented Mr. Quinn and the Real Estate Department for a good job.

Resolution 1107 adopted by following vote: Ayes: Members Dickinson, Salarno, Short, Winslow

8. New Business

Request of Downtown Parking Corp. to Expend $16,000 for Upgrading Men's and Women's Restrooms - Fifth & Mission Garage

Unanimously approved.

Resolution 1108 - Requesting Supplemental Appropriation from the Off-Street Parking Fund for Loan of $850,000 by the Parking Authority of the City & County of San Francisco to the Western Addition Parking Corp.

Mr. Hagerty explained the money needed by non-profit corporation to handle repairs, painting and graphic work. Loan will be repaid with interest over a five year period. After discussion, adopted by following vote:

Ayes: Members Dickinson, Salarno, Short, Winslow

Request of Five Star Parking - Adjustment to Lombard Street Garage Lease

Mr. Joe Lumer and Mr. Wolk of Five Star Parking explained the requests in their letters of March 9, 1988. They also presented a letter from former Mayor Dianne Feinstein dated December 21, 1987 in which she requested, as a part of her plan to balance the 1988/89 budget, that: ". . .The Authority develop a program of rate adjustments to accomplish this objective. . .".

Mr. Lumer stated that when the garage was bid, it was in everyone's mind that the Post Office would be coming in as an anchor tenant in the retail area and their bid was predicated on this. He felt they should not be penalized because of the fact that the Post Office could not sign a lease because of financial problems. He also felt certain that the $10,000 minimum rent was in part predicated on the fact there would be use of the retail space, which would obviously increase use of the garage, and it would be part of the whole revenue package. Mr. Hagerty said that the Parking Authority staff at no time guaranteed bidders that the Post Office would be moving into the commercial space.

Mr. Hagerty explained the staff's position of recommending denial most of their requests. He stated that staff agreed the garage needed better signing and that is being worked on at this time. Mr. Hagerty said that staff felt the operator had not adequately promoted the garage and until the operator could demonstrate action in this area, requests to change rates and hours should not be granted.

The meeting recessed for five minutes at 3:15PM.

Operator proposed implementation of monthly parking for merchants in the area. Member Salarno stated he liked the idea of monthly parking, but stated it would require agreements and careful negotiations and some safeguards. He said the thought occurs that whether Five Star felt that the Post Office was going in or not, they still made the bid. In all fairness to the merchants, the City and this Authority, that is Five Star's responsibility. Member Salarno said he is also a businessman, and there are times when he must suffer the same kind of loss. However, he was not in favor of a rate increase, and felt there should be more extensive promotion of the facility.

Leslie Leonhardt stated that the Union Street Association and Marina Merchants support 52 spaces for merchant monthly parking.

Mr. Norman Rolfe representing San Francisco Tomorrow, said that commuters are not just people who work downtown. If monthly parking is given, it will be used by commuters. During pre-garage hearings before various agencies the problem of commuter parking came up, and promises were made by all officials concerned that it would not be commuter parking because merchants are commuters. He felt the Parking Authority was breaking faith with past promises not to allow monthly parking. The garage was represented to be short term facility, in and out parking for transients and shoppers only. Also during the course of various public hearings, Mr. Rolfe presented information he had gathered - that the Union Plaza Garage on Union Street almost never fills up and this garage might not be necessary. Mr. Rolfe felt the testimony of the "nuts" who were opposed to the garage was dismissed by the people who knew better.

Mr. Rolph urged the Parking Authority to reject proposals 1 and 2 of Five Star Parking, because the maximum $6.50 per day is a "very cute" way of getting monthly parking without calling it monthly parking, which would encourage commuting. The same goes for reserving spaces for merchants and employees. People are encouraged to use "transit first" and keep down unnecessary automobile traffic. Mr. Rolfe said that Mr. Short made a statement that garage traffic will build up gradually, and asked if that doesn't conflict with his refuttal of statements from people like him that that would increase traffic. He stated that in the future the Authority should listen to some unconventional thoughts a little more.

Mr. Rolfe stated he had one great idea, and urged that Five Star Parking canvass the merchants asking them to "chip in" to get the "out of the hole". He also suggested the Authority stick with existing City policies and promises that were made that this garage would not be used for monthly or commuter parking. He felt the present rate structure should be continued.

Mr. Rolfe felt the same thing will happen at Polk-Bush, stating he has made a survey of that area and there are even more empty parking spaces. He feels the whole off-street parking program needs a lot of re-thinking by the people who dreamed it up.

Member Salarno stated he would like to see something worked out on the night rate, and something worked out for the residents in that area. He asked if anyone has met with the merchants associations and homeowners associations to work out a validation system and, if not, perhaps the opeator can come back for a review in 30 days, or whatever it takes. Member Short proposed a $3 night rate after 7 PM, out by 9 AM. Member Winslow felt that a 6 PM starting would be better for people coming home from work. Member Short amended his proposal to 6 PM to 10 AM. Mr. Hagerty reiterated staff recommendations, stating it was unfair to the Authority and to other bidders to change rates at this time due to the feeling the operator had not done everything possible to promote the garage, develop validation systems, etc.

Ms. Leslie Leonhardt stated she didn't feel there was any problem with rates going up slightly, but felt the garage needs better promotion. People don't know the garage is there because the signage is minimal. She would like merchants to have availability of parking, even on a temporary basis to augment income.

Member Short made a motion that the Authority go to the Board of Supervisors for month-to-month parking until the Post Office occupied the commercial space. Ms. Leonhardt felt this would be a great help.

After further discussion Julian Hultgren, Deputy City Attorney, summarized the legal issues and legal principles, stating that Five Star is raising three requests: one, reduction of minimum rent; the second, monthly parking, and the third is increase in rates. He felt that, regarding the decrease in rent, there is no obligation on the part of the City and the Parking Authority to reduce the rent. Therefore, there would be no obligation to give a rent credit. In fact, felt it would not be legal to reduce the rent or give a rent credit.

Mr. Hultgren stated the lease is a contract, and under the contract, Five Star has obligated itself to pay $10,000 minimum rent. If there was a mutual mistake of fact, it is possible that would be grounds for recission, but that does not mean there is any ground or any right for this Authority or the Board of Supervisors to amend and revise the terms of the lease. If it's to be rescinded that means it's over - there is no lease any longer, and you have to go out to bid again. Mr. Hultgren stated he did not know all the facts here, but from what he's heard, didn't think the facts are such that they would support a right of rescission, but that is speculation. Regardless of that, it doesn't give the Authority or anyone else the right to amend and revise the minimum rent terms of the lease.

As far as increasing the rates, Mr. Hultgren felt there was clear authority for this Commission to increase the rates because of the language in the lease. The clear meaning of it is that the Authority has the right without going to the Board of Supervisors to adjust the rates up or down through the first year of the lease. He felt the clear implication there was that that was put in so the Authority could do exactly, if they choose, what is being requested, and probably for exactly that reason - that it is determined by the Authority that the rates that were originally set are not, for some reason, realistic.

As far as allowing monthly parking, the Authority does not have the right to do that in and of themselves, but has the right to recommend it, and the Board of Supervisors would be the body that would have to approve it.

Mr. Hultgren said that regarding the City's policy of "transit first", he felt there is another policy, which is to utilize parking that is available in the City, and it's clear that the parking in this garage is not being utilized. Apparently one of the ways to utilize it would be to allow reasonable monthly parking which, if it succeeds in what is being proposed, would take cars off the street that are presently there that are taking metered spaces and put them in the garage. So, as far as policy, there is a policy too to use parking that is available, which may come in conflict with "transit first".

Member Winslow made a motion to allow Five Star to increase the rates after 6 PM until 10 AM to $3 flat rate beginning August 1, 1988, seconded by Member Short.

Chairman stated he would take as an amendment that staff be encouraged to meet with Five Star and come back with a proposal regarding validation and promotion, and possibly another monthly parking program addressing the concerns that were brought out.

Chairman returned to Member Winslow's motion. Motion was unanimously adopted. Member Short's proposal was taken as a staff recommendation.

Mr. Wolk of Five Star asked that this Commission recommend to the Board of Supervisors that 52 spaces be reserved for monthly parking. Member Short stated that would be left up to staff to be discussed at their meeting.

Item taken out of order:
Request of Five Star Parking for Permission to Close the Performing Arts Garage on Saturdays During the Month of August

Staff recommended that labor cost saving be divided equally between Five

Star Parking and the Parking Authority. The garage is to be open when there is an event scheduled in the Civic Center Area on Saturday. Request unanimously approved.

South of Market Plan Presentation - Department of City Planning

Susana Montana, Department of City Planning, stated that this area has gone through a substantial change in the past five years from a service-industrial area and housing for low income families to a more retail office-general commercial activitiy with a good number of new middle income households. Most of the existing housing was built in 1915 without parking on site. Most of the commercial/industrial buildings were built between 1915 and the 1930s, again without parking and freight loading on site. Now because of much new activity there is parking congestion and a great deal of illegal parking. The side streets are about 32' wide, with parking sometimes allowed on one side of the street, but not on both, and cars park illegally on both sides of the street, causing a problem for emergency vehicle access.

The South of Market Plan's intent is to induce transit use by residents by improving Muni service through the western part of the South of Market during the morning and afternoon peak hours. Most of the residents are service workers who work in the hotel district and office district. They want to encourage transit use by new office and retail employees. They also want to make more efficient use of existing parking. There is the Fifth & Mission parking facility, and a 12th & Kissling Street Bank of America parking facility that is underused, with about 600 spaces available daily and 800 available on weekends. The Hall of Justice lot at 7th & Harrison has 200-300 spaces available in the evenings. They are encouraging merchants who have lots that they use during the day to make them available for other businesses at night. In addition, all new construction has to provide parking on site. Normally, throughout the City, they give exemptions for smaller buildings, which has worked in the South of Market for smaller industrial service kinds of activities. Retail activities - restaurants, bar and boutiques - tend to concentrate in one area, and the concentration and exemption from parking creates a very grave parking problem.

In the new South of Market zoning controls Planning is requiring that certain retail uses participate in a parking management program if their building is smaller or greater than 5,000 sq. ft. Planning is also changing the City-wide rule for uses that are known problems - restaurants, bars and sometimes boutiques. For those, since it is a comparison shopper kind of activity, it is efficient for the merchants to participate in the coordinated parking management program wherein the merchant would lease spaces, either in a congregate facility or lease the available evening merchant spaces and participate in a shuttle service along Folsom and Harrison, where they tend to concentrate, or along Bryant Street and Townsend and Second.

Chairman stated that he is glad they're doing this because it encourages more efficient use of parking and better traffic. However, he asked why Planning is doing something that sounds like it should be a Parking Authority function. Ms. Montana stated they are only recommending it as a policy program. She stated that the vehicle to enforce this kind of program is in the Zoning, but Planning would not implement it.

Ms. Montana stated that larger organizations, such as Galleria, would be required to provide parking at the Caltrans lot as a condition of their permit. In Showplace Square plan area, merchants who convert the buildings, where the use is permitted, would be required to participate in the parking program either by paying the fee to the City, and the City would buy lots and build garages, or providing the parking as they always have within 800 feet of the property. If they are a theater or a gallery they could share the daytime resources.

The parking management program is really trying to ameliorate the existing problem and prevent its worsening. They are trying to get the merchants to understand that providing parking is an operating expense like buying their produce or buying their liquor. It is something they have to do. Not only do they participate in parking, but they have to advertise on their menu, their storefront, or the disk jocky has to mention where parking is available. This is part of some conditions that have been worked out with the merchants. These are the strategies that seem to work. Employees also put notices on windshields and the Police Dept. with put notices with tickets on the windshields.

Ms. Montana stated that they are hoping that with this in lieu of fee they could charge, that with funds merchants will contribute, the Parking Authority will be able to buy land, landbank it, use it for parking lots and when there is a good enough concentration in certain areas, build garages. They are also working to get preferential parking program and are about mid-way through the research. She Expects by next spring they will have signs up and stickers available for residents. That means there will be another parking control officer ticketing, which will further induce people to use the parking facilities. Bank of America Garage will charge $2 a night, Fifth & Mission will charge $2 or $3 a night and the shuttle service might be free because the merchants will participate in subsidizing. Hopefully, more cab service.

With all of this, they think they might be able to solve the problem of having and wanting more development in the South of Market and still having peace and quiet for the residents.

Chairman asked if we are being encourged by Planning to consider landbanking in this area, should our staffs be working together to identify?
Mr. Quinn, Real Estate Dept., informed they have recently been doing a study in the South of Market and anticipate that that plan will be out to the Parking Authority within the next 30 days.

Assistant Director asked about revenue projections. Ms. Montana said they have developed a fee structure about three years ago with the Parking Authority looking at what it costs to build a garage in other parts of the City. They established a one-time fee of $15,000 per space, which could go up with the cost of living index. Mr. Hagerty asked, in terms of the amount of money that could be generated every year, what we are looking at in terms of buying a piece of property to construct. Ms. Montana said a building would have a requirement of, say, 40 spaces and they would pay $15,000 x 40, and would generate possibly two or three buildings. Mr. Hagerty said we're talking about a structure that holds 200 cars and that this would take some time. Ms. Montana agreed it would take quite a while to generate the money. That's why they were hoping that this Authority could use some money that's in another

pot where they don't have land available, to landbank, to build a structure, and over time as South of Market money accumulates, pay back that fund.

To answer Julian Hultgren's question, Ms. Montana said they assume "transit first" when they do their mode splits. When they calculate what the parking requirement will be, they assume a certain percentage mode split of employees.

In answer to a question about being 100% opposed to commuters, Ms. Montana said that they know that a lot of service workers in this part of the City are still union members, most of whom live out of San Francisco. About 60% of union workers live out of the City.

9. Adjournment
Meeting adjourned at 4:45 PM.

Respectfully submitted,

Kevin M. Hagerty
Assistant Director

3276A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
520th Regular Meeting
Parking Authority

Thursday, August 11, 1988
1:30 PM

Conference Room, Sixth Floor
450 McAllister St., SF 94102

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AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of July 14, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Report of Five Star Parking on Previous Requests - Lombard Street Garage

Report of Staff on Proposition F Sites

Report on Expansion - Ellis-O'Farrell Garage

Report on Expansion - Fifth & Mission Garage

8. New Business
Request of Ellis-O'Farrell Parking Corp. for Approval of $300,000 Budget for Painting, Graphics and Design of Graphics - Ellis-O'Farrell Garage

Approval of Contract with Laura Hogan for Design of Graphics - $11,000 - Ellis-O'Farrell Garage

Approval of Sub-Lease - Diamond Super Market and Recommendation to Board of Supervisors

PARKING AUTHORITY

OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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ADDENDUM TO MEETING NOTICE

Parking Authority
August 11, 1988

New Business

Resolution No. 1110 - Recommending Approval of Charter Amendment on Consolidation of Traffic and Parking

Consideration of Future Action on Proposition F

Proposition F Funding of Garages and Surface Lots

August 5, 1988
3334A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Regular Meeting

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Thursday, August 11, 1988
1:30 PM
450 McAllister Street
San Francisco CA 94102

PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Michael S. Salarno
Jane M. Winslow

Authority Staff: Ray King, Director
John Pizza, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Ben Farlatti, Onorato Garages
Paul Newman, Keil & Connolly
Richard O. Guynn, Sutter-Stockton Garage
Charles Holt, System Parking
Gary Kitahata, Kelling, Northcross & Nobriga, Inc.
Herman Elins, Five Star Parking
Dick Dole, Ellis-O'Farrell/Japan Center Garages
George Hoffberg, George Hoffberg Enterprises
Harry Quinn, Real Estate Department
Sonia Melara, Parking Authority Nominee
Arnold Chin, Parking Authority Nominee
Darshan Singh, Parking Authority Nominee
Angelo Quaranta, Parking Authority Nominee

ABSENT: Kevin M. Hagerty, Assistant Director
John Patrick Short
Julian Hultgren, Deputy City Attorney

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of Regular Meeting of July 14 adopted as presented.

3. Director's Report
Director reported he had spent an hour and a half in the Mayor's office concerning our five pending supplementals. He will be sending a full report to the members that will include how we arrived at the decision to proceed with those supplementals.

Chairman introduced the new Parking Authority nominees, Sonia Melara, Arnold Chin, Darshan Singh and Angelo Quaranta, who were present. He mentioned that they will be before the Rules Committee on August 16 for recommendation

to the Board. Director stated the Chairman and new members will be doing a tour of the garages and lots on August 22, prior to the time they are sworn.

Director answered three questions that were asked at the special meeting:

1. Are Certificates of Participation to be considered the same as Lease Revenue Bonds under Prop. F?
   Answer: Yes - The language of Prop. F was carefully drafted to permit the use of Certificates of Participation.

2. Can off-street parking funds pay for commercial space construction?
   Answer: Yes - In Bob Kenealey's opinion, the language of Traffic Code Section 213, which created the Off-Street Parking Fund, is broad enough to permit that usage.

3. Can off-street parking funds reimburse the General Fund under Prop. F for taxable bond payments used for commercial space?
   Answer: Yes - If the Off-Street Parking Fund can pay for commercial space construction, the Off-Street Parking Fund can also pay to reimburse the General Fund for taxable bonds used for that purpose.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters - None

6. Public Comment - None

7. Unfinished Business

Report of Five Star Parking on Previous Requests - Lombard Street Garage

Director referred to Mr. Joe Lumer's letter of July 29. Mr. Lumer said he was happy to report that the change in the night rate changed dramatically based on the first ten days of the month. He said there had been no fall-off of customer usage because of the new rate, feeling this indicated on the one hand that the rate is reasonable, and on the other hand people want to use the garage. Five Star is working on a sign with the Parking Authority staff and are a few weeks away from completion. Mr. Lumer felt usage of the garage would then increase as people drive by and become more aware of it.

He stated the validation program is moving ahead. Some restaurant people are buying the $3 validations, and felt the garage is important for their business. This week they will be sending letters to all merchants in the area, both on Union Street and in the Marina, re-advertising the fact that there is a validation program available which is to their benefit. They will also send each of them a heavy gauge cardboard placard for their windows. They will also have a small "standup" type card to place near cash registers, which they hope will catch the public's eye.

Mr. Lumer stated they are in touch with a group who want to promote a fair around Christmas time in the empty commercial space area. Five Star informed them they would be required to get approval from the Parking Authority. However, Five Star is in favor of it.

Mr. Lumer said they are continuing to get telephone calls from merchants in the area who want to use the garage during the day for their employees. At

present the garage is running about 25% capacity from the morning hours to the afternoon. The heaviest use is in the evenings, but during the day is almost unused. Their approach to try to increase usage has been to allow specific members of the Union Street Merchants Association and the Marina Association, or their employees, to use the garage on a daily basis until such time as use of the garage increases.

Mr. Lumer stated that at the last meeting the decision as to whether to go to the Board of Supervisors to possibly promote an interim monthly program was put over. Mr. Lumer felt this process was too time consuming. He felt that a scrip or validation program could be worked out for members of the merchants associations or their employees until such time as the garage is needed by whatever business there might be in the area.

Director stated that at the last meeting our City Attorney indicated that this Authority could not institute a monthly parking program or any other program that had not been approved by the Board of Supervisors initially. The restriction of our authority to adjust under the lease was to those things that the Board had put in place.

There are two avenues to go to the Board: This Commission could recommend monthly parking to the Board, or the Lessee has the right to petition the Board of Supervisors. Everyone is aware that there is a "transit first" policy, which is an effort to get people to use public transportation, particularly commuters. In essence, this request is for commuters for monthly parking. Director felt he could not recommend that this Commission urge the Board to violate their own policy.

Member Winslow felt we must comply with the "transit first" policy and monthly parking would encourage people to drive to work. Member Salarno was sympathetic because parking in the Marina is "a mess" and asked if there were some way of working it out so that employees in the area can park, since the idea of the garage is to give some relief to parking in the area.

Mr. Lumer stated that the Post Office situation is still a "cloud hanging over the garage", and that it was very clear to all bidders at the time - it was in the newspapers, on everyone's lips, and it came from people in the Parking Authority - that it looked like and was very probable that the Post Office was going into the retail space. The lifeline of the garage is the retail space, and that was the basis of their bid. What else was there besides the post office. Mr. Lumer felt it was unfair and a landlord has to provide some kind of relief.

Mr. Harry Quinn of the Real Estate Department stated that the first contact with the Post Office was in July 1987, and there was no indication the Post Office was really interested - they were merely looking into it. The seven spaces reserved in the lease were only to save problems later on if the Post Office was approved for occupancy.

Mr. Neil Cunningham of Pansini Corporation stated that as a bidder they expected to lose $100,000-$150,000 the first year based on the parameters in the bid, and they knew they would just not make any money. He felt it would not be fair to change for the current operator without a re-bid. Chairman asked if, at the time they bid, they factored in that the retail space might

be occupied within a certain time frame that might have an effect on the use of the garage. Mr. Cunningham stated they factored in that there might possibly be a tenant in the retail space, but did not factor in the Post Office because there was nothing whatsoever in the bid in that regard.

After further discussion, Member Salarno made motion to allow Five Star to reduce rate to $5 for this promotion and meet with Parking Authority staff for a monthly review. Member Winslow seconded with an amendment that rather than review every month, keep the $5 rate until Post Office moves in or for six months, whichever is sooner.

After further discussion, Director suggested adjustment of rates on a temporary basis as follows: 1 hour - 50¢; 2 hours - $1; 3 hours - $1.50; 4 hours - $2; 5 hours - $3.50 and 6 hours - $5 maximum day rate, beginning at 9 AM and ending at 6 PM. These rates will be in force for a six month period or until the first of the month after tenancy of retail space, whichever occurs first. The occupancy of the garage is to be reviewed on a monthly basis by staff of Parking Authority.

Previous motions were withdrawn and item was put on agenda by unanimous vote. Above rates were then unanimously adopted and would take effect immediately.

Items taken out of order:

8. New Business

Request of Ellis-O'Farrell Parking Corp. for approval of $300,000 Budget for Painting, Graphics and Design of Graphics - Ellis-O'Farrell Garage
After discussion, unanimously approved.

Approval of Contract with Laura Hogan for Design of Graphics - $11,000 - Ellis-O'Farrell Garage
After discussion, unanimously approved.

Approval of Sub-Lease - Diamond Super Market and Recommendation to Board of Supervisors

Director stated that the Board of Supervisors recommended that Parking Authority investigate this site. Investigation is now complete and Director recommended that the sub-lease documents be forwarded to Supervisor Jim Gonzalez, who authored the resolution requesting the study. Director did not feel Authority should recommend this lease without the Mayor's office forwarding the $112,000 supplemental for preparing the lot. He felt that Board of Supervisors should pass a resolution urging proceeding, since the Mayor will not proceed with the supplemental without such a resolution.

After discussion, this item was unanimously approved subject to a letter being sent to Supervisor Gonzalez, and contingent upon approval of the Board of Supervisors. Director will respond to Supervisor Gonzalez.

Resolution 1110 - Recommending Approval of Charter Amendment on Consolidation of Traffic and Parking
After discussion, adopted by following vote:
Ayes: Members Dickinson, Salarno, Winslow

Member Salarno requested update on Proposition F sites. Director stated that regarding the supplementals for California-Fillmore and Vallejo-Churchill Alley, Tony DeLucchi, Director of Property, reported to Deputy Mayors Sam Yockey, Bob Gamble and Doug Wright (new Deputy Mayor for Transit, Parking and Infrastructure) at the meeting this morning, that at this time it appears that means other than purchase might have to be considered.

Director said that after long discussion a recommendation from the Mayor's office that resolutions urging the Parking Authority to proceed, including condemnation if necessary, be prepared and introduced at the Board of Supervisors. Consequently, the answer to Member Salarno's question is that the supplementals are still in the Mayor's office, where they have been for some ten months.

Chairman and Director reminded Commissioners that when Bob Gamble appeared at one of the Parking Authority meetings he said he saw no reason for those supplementals not going forward. The discussion this morning, and Mr. Sam Yockey's concern, was the possible use of condemnation for parking. Director made it clear that at this point those are the only sites available in those two areas. A critical problem we have is the lack of sites. The more priority in the area, the less open space there is for parking.

Director felt that Mr. Yockey's concern was that the Board of Supervisors be fully aware of what might happen, and if routine submittal of the supplementals went to the Board, the Board could approve them without being aware that there may not be a negotiated settlement by the Parking Authority. There would be no particular reason to say that to the Board of Supervisors. All they are doing is providing the money to acquire the site. Director said he would feel compelled to testify before Finance Committee to make the status of the negotiations clear to them. He felt Mr. Yockey wants the Board to react to the question of possible eminent domain for parking.

Chairman asked whether there were action available today to initiate the request of Mr. Yockey for Board approval. Director felt that in one case he needed to consult very closely with the City Attorney. In the case of both happening at somewhat the same time, he might even be concerned that the City Attorney draft both of them. He also had somewhat of a concern as to whether they should simply be forwarded to the Mayor's office, rather than the Parking Authority finding sponsors. He asked that he be allowed to proceed to discuss with the City Attorney the next steps to take. Authority had no objections.

Consideration of Future Action Proposition F

Chairman said there were representatives present from Brown & Wood and Kelling, Northcross & Nobriga. The latter had sent a letter putting forth an idea for using them as financial advisor until such time as a formal request for proposal is in place. Chairman felt a similar situation might occur with regard to bond counsel.

Chairman asked whether the Authority had the ability, or if it were advisable, to initiate the RFP proposal at this point for any of the services that had been discussed regarding Prop. F. He also asked whether the Authority is empowered to make use of someone's offer on an interim basis until formal RFP is in place. Regarding the second question, Mr. Pizza replied in the affirmative, stating there was no obligation to go out to bid on request for propo-

sals. If the Authority feels it is prudent to hire a financial advisor now, they can do so.

Director then answered the first question, stating that as discussed at the last meeting, this is the final meeting of this Commission. It is anticipated that by the next meeting the new Commission will have been sworn and in place. Perhaps as a courtesy to them, it might be more appropriate to recommend to the new Commission. Chairman asked to entertain a motion to request the staff to prepare a request for proposals for bond counsel and independent advisor for recommendations down the road, and that we also recommend to the next Commission that they entertain proposals for interim financial advisor and bond counsel contingent upon the RFP's being sent out.

Mr. Pizza stated that they are under no obligation to bid these. If the Authority is ultimately going to go out for proposals, if someone has been acting during the interim, it does give them a competetive edge with regard to that proposal. Therefore, they may want to wait before hiring anyone to avoid any impropriety, but this is not a legal requirement.

Director said he had some concern about putting a team together in advance of knowing in which direction the Authority will go, feeling it was best to go to competitive bid. Mr. Pizza felt it was premature to hire bond counsel unless the Authority had a specific bond issue in mind, the first step being to hire a financial advisor, who would advise on a long-term financing plan. As they proceed along that plan, various other professionals are brought on.

Motion was made to request staff to prepare formal requests for proposals for bond counsel and independent advisor for consideration of the Parking Authority, and that this Commission make a recommendation to the new Parking Authority that it give consideration to the idea of interim financial advisors and interim bond counsel until the formal RFP's are approved. Unanimously approved.

Since it was necessary for Member Salarno to leave the meeting at 3:20 PM, Chairman said that since this may be his and Member Winslow's last meeting, he wanted to thank them, stating it had been a pleasure and privilege to work with them.

9. Adjournment
Meeting adjourned at 3:25 PM.

Respectfully submitted,

Ray King
Director

3354A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
521st Regular Meeting
Parking Authority

Thursday, September 8, 1988
1:30 PM

Zypher III Theater
25 Van Ness Avenue, SF 94102

AGENDA

PLEASE NOTE THAT THE PARKING AUTHORITY MEETINGS WILL NOW BE HELD IN THE ZYPHER III THEATER AT 25 VAN NESS AVENUE

1. Roll Call

2. Adoption of Minutes - Special Meeting of August 4, 1988
   Regular Meeting of August 11, 1988

3. Election of Vice Chairman

4. Director's Report

5. Report of Legal Counsel

6. Commissioners' Questions and Matters

7. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

8. Unfinished Business
   Amend Resolution No. 1108 to Increase Supplemental Appropriation from the Off-Street Parking Fund for Loan by the Parking Authority to the Western Addition Parking Corp.

   Resolution 1111 - Award of Lease for the Performing Arts Garage

9. New Business
   Request from Richard Dole for Increase in Insurance Budget From $40,000 to $54,222 - Japan Center Garage

   Approval of Edward Lawson to the Board of Directors - Uptown Parking Corp.

   Amending Parking Authority Rules and Regulations to Comply with the San Francisco Health Code on Prohibition of Smoking

   Resolution 1112 - Commending Member Jane Winslow

   Resolution 1113 - Commending Member Michael Salarno

10. Adjournment

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PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING REPORT - Regular Meeting

Thursday, September 8, 1988
1:30 PM
Zephyr III Theater
25 Van Ness Avenue
San Francisco CA 94102

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PUBLIC LIBRARY

PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Angelo Quaranta
John Patrick Short
Darshan Singh

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Herman Elins, Five Star Parking
George Hoffberg, Parking Tree, 1444 Green Street, SF
Harry Quinn, Real Estate Department
Charles Holt, System Parking
Dick Dole, Ellis-O'Farrell/Japan Center Garages
Edward Lawson, Union Square Association
Richard Hashimoto, Japan Center Garage
Paul Newman, Keil & Connolly, Attorneys
Richard O. Guynn, Sutter-Stockton Garage
Richard Stein, City Parking Company
Ben Farlatti, Onorato Garages
John Madden, Controller's Office

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of Special Meeting of August 4 and Regular Meeting of August 11, 1988 adopted as presented.

3. Election of Vice Chairman
On motion of Member Quaranta, seconded by Member Short, Member Darshan Singh was unanimously elected Vice Chairman of the Parking Authority.

4. Director's Report
Lombard Street Garage
Director reported that there have been problems with the art enrichment at the Lombard Street Garage. There was supposed to be neon in the glass blocks, but the artist disappeared in the middle of the job. The Art Commission has

hired a replacement, and they feel the work will be completed by the end of next week. Chairman asked about the possibility of a ceremony when the art work is completed. Director felt the Art Commission would be willing to have something.

Supplemental Appropriations

Chairman and Director will meet with the Mayor on September 22. The primary discussion will be the two supplemental appropriations for acquisition of the Vallejo-Churchill Alley and the Upper Fillmore sites. There seems to be a difference of opinion on procedure and, hopefully, this will be straightened out and they will be able to get the supplementals on their way to the Board of Supervisors.

New Business

Director stated that two items had been received after the meeting agenda was mailed. They will be added to the agenda under the provisions of the Brown Act by 2/3rds vote of the Commission. These items include a request by the Uptown Parking Corp. for an additional $40,000 for expenditures on the stariway project, and a request from the Ellis-O'Farrell Corp. to purchase new revenue control equipment for the Ellis-O'Farrell Garage.

Conflict of Interest

Chairman stated he had received a request from Erik Shapiro of the Mayor's office, that all Commissions be briefed on the Conflict of Interest Code. Mr. Shapiro asked that this item be on next month's Parking Authority meeting agenda so the City Attorney's office could explain the code.

5. Report of Legal Counsel - None

6. Commissioners' Questions and Matters

Mission-Bartlett Appeal

Member Short asked about the appeal on the law suit regarding Barnes vs Parking Authority. Director stated he had spoken with Rob Maerz, Deputy City Attorney, last week. Chairman asked that this item be placed on next month's agenda as an Executive Session item.

Broadway-Montgomery Site

Member Short stated he had suggested this site as combination parking/housing, but a letter he had received mentioned only parking. Director stated this area may violate some of the provisions of Proposition M. He will check with the Chinese Housing Development group to see how they have proceeded. There are already 36 low cost housing units in that building.

2000 Post Street

Chairman stated he is concerned about an apartment complex at the 2000 Post project near the Upper Fillmore retail area, which has about 300-350 parking spaces underneath. It is his understanding that people who own it have been requesting that some 250 of those spaces be made available for general public parking.

This matter is before Planning regarding conditional use, and Planning is seeking to impose a number of conditions, one of which is an absolute ban above a certain number of spaces to be made available for public use; also allowing neighbors to park, but not others; and certain restrictions on monthly parking.

His concern is that in a neighborhood where we are trying desperately to find parking, and the San Francisco voters approved parking in a nearby neighborhood by a landslide margin, that Planning would try to preclude 100 new parking spaces at the same time the Parking Authority is trying to acquire 100 spaces. Chairman hoped a letter could be sent to Director of Planning, or some discussions could be had with him. He felt members of the Authority might appear at the Planning Commission meeting to be held on September 22.

Director reminded the Authority that right now parking in San Francisco is subject to the Planning Code. In neighborhood commercial areas, approval is obtained from Planning as being in conformity with the Master Plan, which must be done on every site before it can be acquired. We still have to go back and ask for a Conditional Use Permit to put in parking, which is equally true for anyone who wants to put in parking. In the Central Business District, Planning Code Section 155 controls parking rates and limits long-term (weekly and monthly) parking. Director said he will talk to the Director of Planning and inform him of the Chairman's feelings.

7. Public Comment

Possible Acquisition of Parking Garage at
1444 Green Street (between Polk and Van Ness)

Mr. George Hoffberg stated this item was on last month's agenda and he was surprised that it was not on the agenda this month. He stated this site is currently zoned for parking and currently used for parking, and a Conditional Use Permit is not needed since it is currently being used for that purpose. He stated he had an option to buy the property, and has been in the process of developing a mixed use which would encompass parking, possibly some retail, and housing. He has gone to considerable expense but is unable to move into the next development phase until the Authority expresses its position - whether or not they want the site. If the Authority does not want it, he will proceed with development by other means.

He understands the concept would be to stripe and meter it, which would provide approximately 45 parking spaces. For the past year he has operated the site with a mechanical parking system with valet parking for approximately 90 cars. If he had some indication of a longer term situation, he could probably install additional mechanical systems for another 50-70 cars. He stated they are very well accepted by the neighborhood and merchants. He felt striping and metering this lot would not work. He suggested the Authority consider purchase with a possible lease-back until a facility can be constructed.

Mr. Hoffberg said that daytime parking in that lot is very light, but it is full at night and overfull on weekends. He said he would appreciate the Authority looking into the matter and coming to a determination. If they decide they want the site, he would like to negotiate with them regarding leasing it back to him. He said he would pay more than the Authority would get from meters, and would service the neighborhood and provide overnight parking for some of the residents who do not want to leave their cars on the street, or who own or rent property and do not have garages.

Mr. Julian Hultgren advised that this item is not on the agenda and, therefore, could not be discussed. It will be on next month's agenda.

Mr. Harry Quinn of the Real Estate Department stated that, based on Planning's determination, the status of this site is that it is a significant historical building and, thus, cannot be torn down. He said it was his understanding during the appraisal process that all but the front of the building could be torn down. However, the Landmarks Board has indicated that it cannot be disturbed in any way, including the back structure, the roof or any other portion of it.

Mr. Quinn also stated that regarding the internal portion of the building, the columns could probably be moved at great expense, but the roof of the building would have to remain and the external appearance of the building cannot be altered. The number of awkwardly positioned spaces might be increased from 42 to 52. Mr. Quinn felt that the cost would not justify the small increase in spaces.

Mr. Hoffberg stated he had had some meetings with Planning about developing this site. It was his understanding that it is zoned for 65 foot height limit, and that the facade has a Class 2 designation. Mr. Hoffberg had not heard anything about a prohibition on removing the roof. He has developed plans which retained the facade and has presented them to the Planning Commission.

8. Unfinished Business

Item taken out of order:

Approval of Edward Lawson to the Board of Directors - Uptown Parking Corp.

After discussion, unanimously approved.

Amend Resolution No. 1108 to Increase Supplemental Appropriation from the Off-Street Parking Fund for Loan by the Parking Authority to the Western Addition Parking Corp.

On August 31 Western Addition Parking Corp. requested an increase of $568,802 in the loan approved by this resolution, for a total loan of $1,418,802, including interest at the prime rate on March 31 of each year. This additional amount is to permit the corporation to retire its outstanding obligations to the City & County of San Francisco of $227,785 and to Japan Center Partners of $341.017, which represent past advances to the corporation in years when the garage revenues did not cover debt service or operating costs.

After lengthy discussion, Member Short made a motion, seconded by Member Singh, that this item be put over for a month or call a special meeting, so that a conference can be held with the Mayor's office. Unanimously approved.

Items taken out of order:

9. New Business

Request from Richard Dole for Increase in Insurance Budget from $40,000 to $54,222 - Japan Center Garage

After discussion, unanimously approved.

Amending Parking Authority Rules and Regulations to Comply with the San Francisco Health Code on Prohibition of Smoking

Moved by Member Singh, seconded by Member Quaranta and unanimously approved.

Resolution 1112 - Commending Member Jane Winslow

Resolution 1113 - Commending Member Michael Salarno

Both items put over to October meeting when new member, Sonia Melara, will have been sworn and can participate in vote on this item.

Resolution 1111 - Award of Lease for the Performing Arts Garage

Director explained the bid process for the benefit of the new members. There was concern regarding the use by DPW of some parking spaces in this garage, and Chairman asked that Director look into this matter. This item will be on the November agenda.

Resolution adopted by following vote, subject to approval of Human Rights Commission: Ayes: Members Dickinson, Quaranta, Short, Singh

Items not on calendar:

Deputy City Attorney explained the Brown Act, after which vote was taken to add request from Sutter-Stockton Garage to expend an additional $40,000 for the staircase project. Vote was unanimously in favor.

Director explained that a staircase item in the amount of $100,000 had previously been approved by the Parking Authority. However, the Uptown Parking Corp. had received bids on August 31, and all were in excess of the original estimate. The request is for $40,000. However, $10,000 of this amount is for an independent project for grate coverings for ducts, which was bid at the same time as the stairway to avoid duplication of effort. After discussion, request was unanimously approved.

Vote was taken to add item regarding expansion of Ellis-O'Farrell Garage to the agenda. Unanimously approved.

Director explained that there is a test to be conducted starting in October that will require equipment and will lead to the question of whether to upgrade all the equipment at the garage. The members had before them a proposal from Secom which showed $47,644 for upgrading and $83,077 for the required test, or a total of $130,721. However, some pieces of equipment had been overlooked, and an additional card reader was needed. Therefore, a revised amount of $137,067.82 was required, and included a preventative maintenance program through the first year. Authority unanimously voted in favor of a rounded out figure of $138,000.

10. Adjournment

Meeting adjourned at 3:45 PM.

Respectfully submitted,

Ray King
Director

3429A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

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MEETING AGENDA
522nd Regular Meeting
Parking Authority

Thursday, October 13, 1988
1:30 PM

Zephyr III Theater
25 Van Ness Ave., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of September 8, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda, since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Status of 1444 Green Street

Acquisition of Ticket Spitter Totalling $7,797.72 and Ratification of Action Previously Taken - Ellis-O'Farrell Garage

Resolution 1112 - Commending Jane Winslow for Her Service as a Member of the San Francisco Parking Authority

Resolution 1113 - Commending Michael S. Salarno for His Service as a Member of the San Francisco Parking Authority

Report on Property Acquisition: California-Fillmore and Vallejo-Churchill Alley

8. New Business
Discussion of Conflict of Interest Code

Resolution 1114 - Commending Kevin Hagerty for His Service as President of the California Public Parking Association

Request for 12-Day Lease of Commercial Space - Lombard Street Garage

Approval of Parking Authority Fourth Quarter Report of Expenditures

The Parking Authority Meeting Will Recess for Executive Session Regarding Barnes vs Parking Authority, and Property Acquisitions

9. Adjournment

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MEETING REPORT - Regular Meeting

Thursday, October 13, 1988
1:30 PM
Zephyr III Theater
25 Van Ness Avenue
San Francisco CA 94102

PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
John Patrick Short

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Rob Maerz, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Herman Elins, Five Star Parking
George Hoffberg, Parking Tree, 1444 Green Street
Randy Riddle, Deputy City Attorney
Terry Comerford, PaineWebber, 100 California St., SF
Jeff Kackman, PaineWebber, 100 California St., SF
Richard Puccinelli, California Parking, 768 Sansome St.
H.J. Quinn, Real Estate Department
Dick Dole, Ellis-O'Farrell/Sutter-Stockton Garages
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil & Connolly, Attorneys
John Madden, Controller's Office

ABSENT Angelo Quaranta
Julian Hultgren, Deputy City Attorney

1. Roll Call indicated quorum present.

Chairman welcomed new member, Sonia Melara, who was sworn in as a Parking Authority Commissioner on September 20.

2. Adoption of Minutes
Minutes of regular meeting of September 8, 1988 adopted as presented.

3. Director's Report
Public Works Meeting
Director asked that Assistant Director be excused at 2 PM as there is a resolution sponsored by Supervisor Jim Gonzalez before the Public Works Committee of the Board of Supervisors today. The resolution, as requested by the

Mayor, requests that the lease and supplemental for the establishment of the off-street lot in the Glen Park area go forward.

Japan Center Supplemental

The supplemental appropriation requested by the Parking Authority for the repair work at Japan Center is now going to be processed by the Mayor's office and sent to the Controller for drafting of legislation.

Commercial Lease - Lombard Street Garage

Chairman and Director will meet with the Post Office people, who had expressed an interest in renting the entire space. They now indicate that they need to cut the rent by 20% and asked for this meeting to discuss this matter.

Refunding of Moscone Garage Bonds

Terry Comerford of PaineWebber was present to discuss the current status of this refunding. For the benefit of the new Commissioners, Director explained how this came about at the February Parking Authority meeting.

Mr. Comerford gave a progress report on the current market conditions, which are favorable. He recommended proceeding on the action taken at the February meeting and approved by Ordinance 99-88, stating there would be an approximate $6 million total reduction in debt service.

4. Report of Legal Counsel

In the absence of Julian Hultgren, Deputy City Attorney Rob Maerz stated there would be an Executive Session in compliance with Government Code Section 14956.9, to discuss the pending William G. Barnes vs Parking Authority lawsuit and acquisition of certain properties.

5. Commissioners' Questions and Matters - None

6. Public Comment - None

7. Unfinished Business

Status of 1444 Green Street

Director stated that on Friday, October 7, the Landmarks Advisory Board met and had this item before it. He stated that the Landmarks Board position must be ratified by the Planning Commission and the Board of Supervisors before it can become a historic landmark. At the last Parking Authority meeting there was a difference of opinion on what the Landmarks Advisory Board had decided and what the legal ramifications would be. Mr. George Hoffberg had been dealing with Alec Bash of City Planning on a proposed development that would change the building. Some felt that the Landmarks Board had decided the building should not be changed in any way inside or outside.

Mr. George Hoffberg, President of The Parking Tree Corp., who also leases the 1444 Green Street Garage, stated he has an option to purchase this property. He said he had attended the Landmarks meeting. He said they felt the building had some merit, and would like to preserve it, including the tar roof. It was assigned a #2 status, which preserves the facade and structure, including the roof, but not the interior. Upon presentation of a project to Planning, they would rule as to whether or not they would approve it. Planning can override the Advisory Board's opinions.

Mr. Hoffberg suggested that if the Authority is interested in this site, they determine what they want to do with it and then meet with him. He stated he will be meeting with Planning Director Dean Macris in a few weeks, along with Mr. Kingsley, President of Montgomery-Capwell Corp., the current owner of the property. They will try to determine how it develop it.

He said that if the Parking Authority is interested in the site, they determine the best interests of the City, and suggested a meeting to negotiate some sort of arrangement which would be mutually beneficial.

Mr. Hoffberg has a proposal whereby, if the Authority is interested in purchasing the property without doing a major change in the existing facility, they purchase the property now and lease it back to him so he can operate it in a manner most useful to the community at this time.

Mr. Hoffberg has an option to buy the property which is exercisable at will. Member Singh asked if the Authority might be allowed to see his option. He agreed. He currently has the property offered at $2.4 million.

Director stated the Traffic Engineers feel that the posts supporting the roof are located in such a way that 46 stalls can be put in. The property is 80' wide. However, because of the posts, 90 degree angle parking would be required. In order to leave sufficient space for backing out, there will be no parking in the center. If the property can be altered so that the roof can be supported without the posts, another 20 stalls could probably be added. Mr. Hoffberg is using a mechanical device and gets about 90 cars in with valet parking, incuding 9 spaces he gets with car stackers 2 and 3. He feels it is possible to substantially increase the number of cars parked by getting additional mechanical parking systems. He stated the garage is generally full on Friday and Saturday nights with patrons from 16-18 restaurants within a two block radius.

Director stated that the Real Estate Department is authorized to enter into negotiations. Harry Quinn of the Real Estate Department stated they have authorization to the extent of completing the appraisal, but did not feel they have authorization to proceed with negotiations. Director will check on this and authorize negotations if this has not already been done.

Member Melara felt that the first thing the Authority should look at is a proposal of what is there for the Authority. Chairman agreed, feeling that the staff should enter negotiations to put some kind of proposal before them to decide on. He felt this might possibly be an appropriate place for joint housing/parking.

Mr. Hoffberg asked that this item be calendared next month for further discussion. Member Melara asked that any progress reports be sent them ahead of time.

Acquisition of Ticket Spitter Totalling $7,797.72 and Ratification of Action Previously Taken - Ellis-O'Farrell Garage
After discussion, unanimously approved.

Resolution 1112 - Commending Jane Winslow for Her Service as a Member of the San Francisco Parking Authority
Adopted by following vote: Ayes: Members Dickinson, Melara, Short, Singh

Resolution 1113 - Commending Michael S. Salarno for His Service as a Member of the San Francisco Parking Authority
Adopted by following vote: Ayes: Members Dickinson, Melara, Short, Singh

Report of Property Acquisition: California-Fillmore and Vallejo-Churchill Alley
Director stated that the properties at 735 Vallejo Street owned by Beatrice Capurro, Robert Edward and Adolph Podesta, represented by the law firm of Dobbs, Berger, Molinari, Casalnuovo, Vannelli & Nadel with Joseph Casalnuovo as the prime attorney; and 2444-2470 California Street owned by Ed Connor whose attorneys are Coblenz, Cahen, McCabe & Breyer with Pam Duffey as prime attorney, will be discussed in Executive Session.

8. New Business
Discussion of Conflict of Interest Code.
This was explained in depth by Deputy City Attorney Randy Riddle. He asked that he or Deputy City Attorney Burk Delventhal be contacted with any questions regarding conflict of interest.

Resolution 1114 - Commending Kevin Hagerty for His Service as President of the California Public Parking Association
Adopted by following vote: Ayes: Members Dickinson, Melara, Short, Singh

Request for 12-Day Lease of Commercial Space - Lombard Street Garage
After discussion it was unanimously decided to allow the rental of this space at $225 per day x 11 days, total $2,475, for a Christmas Arts and Crafts Fair from December 2 to 12, 1988.

Approval of Parking Authority Fourth Quarter Report of Expenditures
Unanimously approved.

Member Short mentioned the Mayor's Department Head of the Year and Employee of the Year programs. He said we have two very able people in Ray King and Kevin Hagerty and asked that their names be submitted. It was unanimously decided that the Chairman would compose a letter to the Mayor in this regard. There was a question on a technicality in that the Assistant Director is appointed and may not be eligible. Director will investigate.

Meeting recessed at 3 PM and reconvened at 3:15 PM. Meeting then recessed for Executive Session and reconvened at 4:30 PM.

9. Adjournment
Meeting adjourned at 4:35 PM.

Respectfully submitted,

Ray King
Director
3500A

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OF THE CITY AND COUNTY OF SAN FRANCISCO

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MEETING AGENDA
523rd Regular Meeting
Parking Authority

Thursday, November 10, 1988
1:30 PM

Zephyr III Theater
25 Van Ness Ave., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of October 13, 1988

3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
   Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
   Report on Refunding of Moscone Center Garage Lease Revenue Bonds

8. New Business
   New Conflict of Interest Code - Approving Disclosure Categories and List of Positions to be Covered

   Adoption of Policy Statement Prohibiting Discrimination in Employment on the Basis of AIDS or AIDS Related Diseases

9. Adjournment

3512A

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MEETING REPORT - Regular Meeting

Thursday, November 10, 1988
1:30 PM
Zephyr III Theater
25 Van Ness Avenue
San Francisco CA 94102

PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Brian Finn, Student, 73 Majestic St.
Charles Holt, System Parking
Michael Foran, Student, 2589 Hermann St.
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil & Connolly, Attorneys
Dick Dole, Ellis-O'Farrell/Japan Center Garages

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of October 13, 1988 adopted as presented.

Chairman stated that, since we have a relatively light agenda, he has asked the Director to give an extended Director's Report and would enlarge the Commissioners' Questions and Matters. This would give the new members an opportunity to discuss any items that may be on their minds. Director suggested that items under Public Comment, Unfinished Business and New Business be taken out of order, and return to the Director's Report and Commissioners' Questions and Matters. All agreed.

6. Public Comment - None

7. Unfinished Business
Resolution 1114 - Commending Kevin Hagerty for His Services as President of the California Public Parking Association

Chairman reminded that this resolution was adopted at the last meeting, and presented it to Mr. Hagerty, stating he did an excellent job representing both the City and County of San Francisco and the Parking Authority.

Report on Refunding of Moscone Center Garage Lease Revenue Bonds

Director stated that on November 1, 1988 $10,065,000 worth of Revenue Bonds were sold to refund the original bonds that were sold to build the Moscone Center Garage. The original bond issue was $11,400,000. The new interest rate is 7.44%, reducing the annual payment from the City to the Parking Authority to make the bond payment by $280,000 a year for 20 years. The reduction will be about $5.6 million in long range saving for the City.

The original structure of the lease was that once the bonds are paid, fee title to the land and the building will be transferred to the City. At the present time the Parking Authority owns the building and the land.

The cost for bond counsel, underwriter, cost of printing bonds, etc. is about $380,000. On December 1 we will formally have the bonds in our possession and Chairman will sign all the necessary documents.

Director stated we received from Standard & Poors an A+ rating on the bonds. The Moscone Center Expansion Bonds received an A rating.

8. New Business

New Conflict of Interest Code - Approving Disclosure Categories and List of Positions to be Covered

Director stated that in 1977 the Parking Authority adopted a Conflict of Interest Code. The City has now reviewed all those Codes and proposes to update them by having one Code for all City agencies which would meet all of the requirements. However, the disclosure requirements and who must file must be set by each City agency.

The Board of Supervisors has asked that we respond as to which categories and who should be covered by the Conflict of Interest Code, which will then be merged into one Code. Director recommended the Disclosure Categories 1 and 2 for all Commissioners, the Director and the Assistant Director. Unanimously approved.

Adoption of Policy Statement Prohibiting Discrimination in Employment on the Basis of AIDS or AIDS Related Diseases

After discussion, unanimously approved.

3. Director's Report

1444 Green Street

Director reported there has been an agreement between the Real Estate Department, the option holder and the owner on the purchase price of this property. Director sent a memorandum to William Witte suggesting that the location was particularly appropriate for the possibility of a joint venture including housing. Mr. Witte agreed. We have gone to City Planning on the question of landmark status. Landmark Advisory Board recommended that it be preserved. We have forwarded to Planning a copy of a building permit issued in 1966 for a new roof, which indicates that the total building does not have historical significance. Planning feels that in order for the building to have that rating, it must be approved by Planning and the Board of Supervisors, which has not been done. The feeling at the staff level of Planning is that, if there is a proposal for joint venture for housing, landmark status will not be a problem

Ellis-O'Farrell and Fifth & Mission Expansions

About three years ago the Parking Authority authorized the Ellis-O'Farrell Parking Corp. and the Downtown Parking Corp. to plan for expansion of those facilities and authorized expenditure of funds for that planning. Both have proceeded.

In the case of Ellis-O'Farrell there have been a series of traffic impact tests that were requested by Muni Railway. One has been completed, the other will take place after the beginning of the year. It appears there are sufficient funds to do an expansion of approximately 300 spaces, without their needing to bond themselves. Their current bonds expire in 1993 and their present reserve accounts could pay them off. Rate increase has brought them additional income toward the cost of the construction, and with a possible contribution from the Sutter-Stockton surplus account, they will probably not have to sell additional bonds.

In the case of Fifth Chairman Mission Garage, the expansion cost will probably exceed $7 million for approximately 850 additional stalls, bringing it up to over 2,600 stalls and making it the largest garage in the City.

There will be a need to issue new bonds. The remaining term of the lease is such that the Downtown Parking Corp. cannot float the bonds without a new lease with the City.

We have received an agreeement from Richard Dole, attorney for the Ellis-O'Farrell Parking Corp. and an agreement and a draft lease from Paul Newman, attorney for the Downtown Parking Corp. The Mayor's office is aware of these expansions and has no position on them at this time. Mr. Sam Yockey of the Mayor's office has requested the necessary documents be forwarded to the Mayor. Director will meet with Deputy City Attorney Bob Kenealey next week on the Fifth Chairman Mission lease.

Vallejo Street Garage

A letter has been received from the Metropolitan Parking Corp. formally notifying the City that they intend to terminate their lease by giving the six months notice required by the lease, with the notice effective October 31, 1988. They plan to vacate premises by May 1, 1989. Director has requested Real Estate Department to draft a new lease, which may be on next month's agenda for approval.

Member Singh requested more advertising of the lease bid documents in various cities, suggesting Seattle and Los Angeles, or even New York. Member Melara agreed. Director will look into the cost of advertising. He explained the bid process as conducted by the Parking Authority, explaining that we have a rather long list of bidders who are formally notified. A copy of this list will be sent to the members. Member Melara felt it would be very helpful to promote the leases as much as possible to reach a large number of bidders. Chairman mentioned that there is a large number of private operators right here in the City who are not bidders. Assistant Director felt that many out of town operators do not bid because of higher labor costs in the City.

Member Short reminded the new members that the Parking Authority cannot accept bidders who have no parking management experience. Director cited the Marshall Square bid, where two gentlemen submitted the high bid. However,

they had no parking management experience and their bid was ultimately rejected. Mr. Hultgren stated that anyone can bid, but the chances of their being accepted as a responsible and responsive bidder are very slight.

Member Singh said he noticed some garages are sub-leased. Director stated that garages can be sub-leased by operators only with approval of the Parking Authority, such as the auto detailing operation at Golden Gateway. In the case of non-profit corporations, commercial space is sub-leased by them but not by the operators.

Member Melara agreed that garages should not be leased to anyone without parking management experience to insure that the facilities are professionally run. She also agreed that everyone should have the opportunity to bid, and bid information should be made widely available. Chairman requested copies of the minutes of the Marshall Square bid discussion be forwarded to members so that they could have an idea of what took place. Director will also send the rejected bid documents on Marshall Square.

South of Market Parking Fund

Members had in their folders an ordinance, File No. 97-88-73, amending Chapter 10 of the Administrative Code by adding Section 10.205 establishing this new fund. As part of the South of Market Plan, the Planning Dept. has inserted the ability for an owner or developer to mitigate the code requirement or parking by putting $15,000 per stall into the South of Market Parking Fund, which the Parking Authority could use toward the cost of planning or construction of a garage that must be located within half a mile of the location of his property.

At the time Supervisor Bill Maher introduced legislation earmarking money for neighborhood parking, the Off-Street Parking Fund was split into two parts for accounting purposes, one the neighborhood part and the other the balance. It appeared that this could be split again into a South of Market portion, but Planning did not agree. However, the Mayor's office has expressed a reservation about the South of Market Fund. The Clerk of the Board has requested recommendation for approval or disapproval. The Parking Authority has previously taken a position in favor. If the Authority is still in favor, Clerk of the Board will be so advised.

Mr. Hultgren advised that since this item is not on the agenda, there should be no discussion of this issue. If the Authority does wish to discuss it, they should make a finding that this matter came up after the agenda was posted or put it on the agenda for the next meeting for full discussion. It was decided to advise the Clerk of the Board that this Authority needed more time to discuss this matter and request him to delay hearing before the Board. Minutes of the meeting in which this item was previously discussed will be distributed for the new members at the December meeting.

Polk-Bush Property

Director stated that a very preliminary meeting was held today concerning this property, which was purchased a year ago. The meeting was with the US Postal Service, who is going to lose their lease on Sub-Station O, on Van Ness between Pine and Bush Streets. They are looking for a very large space, which this property would not give them. However, there may be a very good possibility that they will split their operation into "retail" and "finance", which

would give them the ability to use the two lower floors and the commercial space. There is a possibility of a joint venture for construction. However, they have a very tight time span and must be in construction within sixteen months.

There is a problem in that this property has a 65' height limit, but Planning feels it must be lowered. Chairman and Director met with Dean Macris, Director of Planning, to express concern over having purchased property with a 65' height limit and then finding the Authority cannot build to that height limit. Conditional Use Permit for parking has been requested, on the basis of the 65' limit Supplemental appropriation is pending in the Mayor's office.

Director was authorized to begin contract negotiations with the architectural firm of Gordon Chong & Associates, approximately seven months ago. However, because of problem with height limit, architect does not know how to design garage. Therefore, plans have been held in abeyance until it is known where we are with the Planning Dept. Chairman feels that Planning's constraints are very serious with regard to building a facility that anyone will want to operate.

Director reminded that a negative declaration was received, indicating that there would be no effect on the environment. Therefore, no Environmental Impact Report was necessary. The negative declaration was appealed by the Nob Hill Neighbors. Four months later, by a vote of 6-0, the appeal was denied. At that time Planning Commissioner Sue Bierman voted in favor, but indicated a concern about the 65' height limit. A recent letter received from Planning indicated that their Commission might not approve 65', which indicates an almost classic case of the City inverse condemning its own property. They will only approve 55', leaving room for 156 stalls, which would eliminate one floor or 30 stalls, which may make the difference between whether operators will or will not bid on an garage lease. Director is very concerned that 156 stalls may have to be metered, because income would not be enough to cover labor costs for a self-park garage, which would create security problems. There are also a number of groups who are not in favor of this project.

Propositions D and T

Supervisor Bill Maher put Proposition T on the ballot which would have required that all parking meter money stay in the Off-Street Parking Fund. However, the problem at this time is finding sites for parking. This proposition was defeated.

Proposition D started five years ago with a study done on consolidation of traffic and parking, which was completed in August 1986. This proposition passed by 65% vote. The main opposition came from the Police Officers Association and SEIU.

After short review of where we now stand with respect to this, Member Melara felt the Parking Authority took leadership and was heavily involved in the passage of this proposition. She felt that it was now necessary to merge these two responsibilities and felt we now need a so-called transition team or someone who will take care of implementing the proposal, and definitely had to be put together by the Mayor's office, but someone might need to take leadership work with the Mayor's office. She recommended that the Parking Authority might keep in touch with the Mayor's office to offer any assistance necessary.

Chairman stated he recently met with Deputy Mayor Doug Wright, who expressed the same concerns, and stated that on his agenda, this would be Item No. 1. Chairman got strong sense that Mr. Wright will be putting together just such a team as suggested by Member Melara. Director suggested that it might be an appropriate time to invite the Deputy Mayor to address the Parking Authority at its next meeting.

4. Report of Legal Counsel - None

Meeting recessed at 3 PM for 10 minutes.

5. Commissioners' Questions and Matters

Chairman stated he had a procedural item with regard to future meetings. In the past there have been suggestions from various neighborhood groups and others that the frequency of meetings be increased. He also asked that some thought be given to the idea of holding Parking Authority meetings at various points around the City on a regular basis to which the public would be invited. He suggested that public testimony might be taken, particularly in light of Prop. D and how it affects the various neighborhoods. He felt that if the membership of this Commission becomes the membership of the new Commission, it would be particlarly important to establish some public priorities in terms of our agenda. Member Singh made the motion to have one meeting at the Zephyr Theater and one in the neighborhoods each month. Member Quaranta seconded. However, Mr. Hultgren advised that, since this item is not on the agenda, no action could be taken except by consensus without a vote. Director stated that, under Parking Authority rules, the Chairman is authorized to set the time and place of the meetings.

Chairman then asked when and where the Authority wanted to hold meetings. Member Melara stated she liked the concept, but was a little concerned about increasing the number of meetings, wondering where you draw the line as to how many meetings you can attend. She stated she would consider having a regular meeting, possibly in the evening so that the neighborhood groups would be able to attend. They would probably not be able to attend daytime meetings. This might be substituted for one of the regular meetings.

Member Quaranta suggested two meetings, one to be held in the neighborhoods in order to get input and to be able to answer questions when attending other meetings. Member Singh agreed, feeling that only one meeting per month would be a very long meeting if it included all Parking Authority and neighborhood business. Member Short felt that this could not begin next month since it is very close to Christmas and most merchants would be extremely busy and, therefore, unable to attend. Member Quaranta suggested a yearly agenda so the neighborhood groups would know well advance when meetings would be held. Also neighborhood newspapers should be informed.

Member Short reminded that funds for meetings are in the budget, and have not budgeted for two meetings per month. Director felt that under the budget system we are entitled to move 10% of our budget, apart from salaries, from category to category, which would give us some leeway in departments where all funding is not used. For the balance of this year $4,250 has been budgeted. If all members attended all meetings for the balance of the year, the total paid would be $3,000. The budget that is being put together now for next year will contain more money for meetings. Member Quaranta asked if it were

against the law for members of the Parking Authority to waive meeting salaries. Director felt that as long as it is possible to find meeting places where it is not necessary to pay rental fees, this would not be necessary.

Director suggested that items regarding the Parking Authority would not be particularly interesting to the neighborhoods unless there were an item concerning that particular neighborhood. It would be important to hear from the neighborhoods on what they consider to be problems regarding Prop. D. This may be an opportunity to have a public forum on Prop. D and what the public feels needs to be done about the problems. Member Melara felt this idea should be considered to look at the needs of the neighborhoods and how we can be of assistance to them. Member Singh felt we should start having those meetings to get some feedback and find out how the neighborhood groups feel about them.

Mr. Hultgren felt that the Authority was not permitted to discuss an issue that is brought up only by the Director's Report. Chairman said he is allowed to call a special meeting, and would like input regarding a special meeting. Members agreed that they would leave this decision to the Chairman. However, Member Melara felt the Holiday Season is too close, stating she would prefer to begin in January. Members agreed.

Lombard Street Garage

Chairman Short stated that last month's minutes indicated that the Post Office wanted a 20% reduction in their rent at the Lombard Street Garage commercial space. Director stated there had been a meeting with them and the Real Estate Department will recommend a reduction to $2 per square foot up front. The lease is for 10 years with a ten year option. The Post Office will spend about $800,000 in tenant improvements. When it comes up for the option period, which is reappraisal time, the $800,000 worth of tenant improvements will become the property of the building, and the reappraisal will include the value of the tenant improvements. The environmental review is being conducted, since we will need a Conditional Use Permit for the Post Office use of 14,000 square feet. Director believes that it is possible the review might not require formal action. Director will provide details of the final lease to this Commission and will not forward it to the Board of Supervisors until he is satisfied that the members have no problems with it. Director feels there is an agreement with the Post Office, subject to the Authority's approval.

Election of Officers

Chairman stated that election of officers will be held in December.

9. Adjournment

Meeting adjourned at 4:30 PM.

Respectfully submitted,

Ray King
Director

3546A

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING AGENDA
524th Regular Meeting
Parking Authority

Thursday, December 8, 1988
1:30 PM

Zephyr III Theater
25 Van Ness Ave., SF 94102

AGENDA

1. Roll Call

2. Adoption of Minutes - Regular Meeting of November 10, 1988

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3. Director's Report

4. Report of Legal Counsel

5. Commissioners' Questions and Matters

6. Public Comment
Any person may address the Parking Authority on any matter within the jurisdiction of the Authority. This should not relate to any item on the agenda since public comment will be taken as each item is discussed. The Chairman requests that each person addressing the Parking Authority limit himself to five minutes.

7. Unfinished Business
Neighborhood Meetings

South of Market Parking Fund

Presentation of Resolution Commending Former Commissioner Jane Winslow

Brown Act Limitations on Non-Agenda Items

8. New Business
Election of Officers

Appearance of Deputy Mayor Douglas Wright

Resolution 1115 - Supplemental Appropriation From the Off-Street Parking Fund in the Amount of $200,000 for Implementation of Prop. D

Resolution 1116 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

Resolution 1117 - Recommending Negotiated Lease of Commercial Space Located in the Moscone Center Garage with Outline Visual Communications

Resolution 1118 - Recommending Negotiated Lease of Commercial Space Located in the Moscone Center Garage with United Parcel Service

Joe Lumer, Five Star Parking - Review of Operation of Lombard Street Garage

Approval of Parking Authority First Quarter Report

9. Adjournment

PARKING AUTHORITY
OF THE CITY AND COUNTY OF SAN FRANCISCO

25 VAN NESS AVENUE SUITE 410
SAN FRANCISCO, CALIFORNIA 94102
558-4675

ART AGNOS, Mayor

MEETING REPORT - Regular Meeting

Thursday, December 8, 1988
1:30 PM
Zephyr III Theater
25 Van Ness Avenue
San Francisco CA 94102

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PRESENT

Authority Members: Q. Todd Dickinson, Chairman
Darshan Singh, Vice Chairman
Sonia Melara
Angelo Quaranta
John Patrick Short

Authority Staff: Ray King, Director
Kevin M. Hagerty, Assistant Director
Julian Hultgren, Deputy City Attorney
Lucy M. Clancy, Recording Secretary

Guests: Jane Winslow, Former Parking Authority Member
Douglas Wright, Mayor's Office
Larry Florin, Mayor's Office
Steve Massey, SF Chronicle
Richard O. Guynn, Sutter-Stockton Garage
Paul Newman, Keil & Connolly, Attorneys
Harry Quinn, Real Estate Department
Herman Elins, Five Star Parking
Joe Lumer, Five Star Parking
Chuck Wolk, Five Star Parking
Norman Rolfe, SF Tomorrow
R. Presting, SE Onorato Garages

1. Roll Call indicated quorum present.

2. Adoption of Minutes
Minutes of regular meeting of November 10, 1988 adopted as presented.

3. Director's Report
Refunding of Moscone Lease Revenue Bonds
Director reported that refunding of the bonds took place as scheduled on December 1. The end result is that the City will save $280,000 each year.

Civic Center Garage Expansion
Director reported that there had been some discussion prior to the election on the expansion of the Civic Center Garage. Decisions on how or if to proceed were delayed pending the passage of the Library Bond Measure. Discussion is

now proceeding. The new library is scheduled to be built on the Marshall Square surface parking lot. The present plan is to put a mall between the old and new libraries. This will result in the loss of an additional 90 parking stalls on Fulton Street between Larkin and Hyde. We will lose a total of about 210 stalls. The present discussion centers around possible expansion of the garage to go down two or three levels.

There is a meeting scheduled with John Madden of the Controller's office, Robert Kenealey of the City Attorney's office, and Ernie Prindle from Recreation & Park, to discuss financing, how things will work in terms of the income that the Recreation & Park Dept. has been getting from the garage, and proceeding with trying to determine, with the CAO's recommendation, that perhaps the Parking Authority lease the garage from the Recreation & Park Dept. The expansion will then be undertaken with the non-profit corporation, who is still entitled to issue lease revenue bonds since they preceded Prop. 13. The current bonds have been paid off.

Ellis-O'Farrell Expansion

Kevin Hagerty gave an update on the traffic tests that were needed to see whether or not we would be able to transfer about 1/3 of garage traffic to Ellis Street. Before the tests about 20% of the traffic was coming in off Ellis Street. Now have about 25% of traffic using the Ellis Street entrance. It is felt the goal of about 1/3 or 35% is well within reach. The fact that patrons should try to use the Ellis Street entrance is being publicized and the garage is handing out fliers.

Item taken out of order:

Presentation of Resolution Commending Former Commissioner Jane Winslow

Chairman presented this resolution to former member Jane Winslow with thanks and appreciation for her dedicated service to the Parking Authority.

4. Report of Legal Counsel - None

5. Commissioners' Questions and Matters - None

6. Public Comment - None

7. Unfinished Business

Neighborhood Meetings

Director reviewed what was discussed at the last meeting. He stated there was a desire to go into the neighborhoods, but no consensus on whether or not to hold the meetings in the evenings, the question of timing or whether the Commission would be holding regular meetings targeting items on the agenda to the particular areas involved.

Member Quaranta felt that one Parking Authority meeting per month should be held in each of the City's eleven districts at a time convenient for both the members and the neighborhood people. This would cover the entire City in one year.

Member Short stated that in the past they had met with merchant associations and homeowners associations in the neighborhoods when there was a topic involving a particular area. He said that he and Director had attended many District Council of Merchants meetings. Member Short stated that when he was president

of the Polk Street Association, they held a meeting on the Polk-Bush Garage and only twelve people attended. He also stated that there were no funds in the budget for overtime for recording secretary. He felt that unless there were some topic or discussion directly involving that area, there would be very little response. He felt there must be something involved to attract attendance. He suggested that neighborhood meetings be delayed to the next fiscal year so that funds can be budgeted.

Chairman suggested that in the implementation of Proposition D we hold public hearings about how it might impact certain neighborhoods or listen to ideas the public might have.

Member Short suggested perhaps one out of four meetings be held in the evenings either at this office or in the neighborhoods, or schedule two meetings at this office and two in the neighborhoods.

Member Singh suggested one meeting per month in the neighborhoods, but asked about the expense involved. Director stated we do not have a line item in our budget for overtime. However, he felt that if there were no action taken, but these meetings were simply considered "hearings", perhaps this might be done without a secretary. Member Singh commented that the tape recorder could be used in place of a secretary for our meetings, since overtime money was not available.

Member Melara stated she liked the idea of going into the neighborhoods, whether it is a regular meeting or an additional meeting during the month, but was not sure which should be held. She felt we have an agenda that needs to be covered and sometimes might not have enough people to attend these meetings. However, she felt that we should begin to alert people that we are interested in knowing what the neighborhood interests are. She suggested that the idea be tested by holding the regular meetings once a month, going to the most critical neighborhoods in the beginning. If there is no response, perhaps we should not be meeting in the neighborhoods.

Director stated that 65% of the people voted for Proposition D and he sees nothing wrong with telling the people that we would like to hear from them on things they think should be tried and hold the neighborhood meeting as a "hearing" rather than a regular meeting.

Deputy Mayor Douglas Wright stated that the Mayor is very interested in commissions trying to get out in the neighborhoods. He stated that with the creation of a new commission, the interest level on the number of items this commission will be responsible for will broaden tremendously. He encouraged this commission to begin before the new commission is in place.

Chairman suggested a test case possibly in January or February.

After further discussion, it was unanimously agreed that the first neighborhood meeting would be a regular Parking Authority meeting, nighttime, held the second Thursday of February; location to be worked out. Member Melara felt at least 30 days notice should be given.

Chairman felt that because of the concern about the Vallejo Street Garage and the significant congestion in the Chinatown-North Beach area, one suggestion was to hold the first meeting in North Beach at the Italian-American Club.

Chairman suggested we plan ahead for two meetings and perhaps alternate months, February and April, until the new commission is in place. April meeting was left open for the present.

South of Market Parking Fund

Director reminded that we had a letter from the Clerk of the Board stating that an ordinance had been introduced creating a South of Market Parking Fund, which would be replenished with money from developers in the South of Market Area, who would be mitigating their off-street requirement on-site by contributing into this fund, which would be used to build a garage within a half mile of their site. We agreed with Planning Dept. to some changes in the original legislation, where Planning would have to approve the expenditure of money. This was changed to Parking Authority approval. Other than that, it is a new approach to getting money for public parking and to encourage it in the South of Market Plan. If no position is taken, this commission is already on record in support of it.

After discussion, Member Singh made motion to take no further action, with no second to the motion. All then indicated that the Parking Authority will stand by its previous action in support of this ordinance.

Brown Act Limitations on Non-Agenda Items

Deputy City Attorney Julian Hultgren handed out copies of the Brown Act and gave an in depth review of it.

8. New Business

Chairman stated that since the last meeting, he had been in communication with Donna Yik of the Mayor's office with a request from the Mayor to postpone the election of officers primarily because of the changes that may come about as a result of Proposition D passing with a new commission coming on. The Mayor is comfortable with the present officers continuing if that is the will of the commission.

Director King reported that it was his understanding the Mayor's office intended the election be deferred until after the new commission is in place. Since there will have to be a State law change and subsequent adoption of local ordinances, he suggested a delay until the June meeting.

Member Melara, seconded by Chairman Dickinson, moved to defer election of officers to June 1989 meeting. Motion failed by lack of majority.

Member Quaranta, seconded by Member Singh, moved to defer election of officers to March 1989 meeting.
Vote: Ayes: Members Dickinson, Quaranta, Short, Singh.
Abstain: Member Melara.

Appearance of Deputy Mayor Douglas Wright

Resolution 1115 - Supplemental Appropriation from the Off-Street Parking Fund in the amount of $200,000 for Implementation of Prop. D

Deputy Mayor Wright stated the Mayor's office has assumed responsibility for implementation of Prop. D. It will be a lengthy process in that it involves 13 City departments and a great number of ordinances which will have to move through the Board of Supervisors and the Mayor's office. It is anticipated that the process will probably take from six months to one year to complete and to define and classify, through the Civil Service Commission, the positions that would be associated with a new department. New space will have to be found to accommodate the number of people involved.

Deputy Mayor Wright stated that the $200,000 is intended to create a Staff Assistant position to take responsibility for implementation on a day-to-day basis, and to pay for City Attorney and Civil Service Commission assistance approximately $40,000. The funds will be used to define precisely what needs to be done to create the new Department of Traffic and Parking.

After short discussion, Resolution 1115 adopted by following vote:
Ayes: Members Dickinson, Melara, Quaranta, Short, Singh.

Resolution 1116 - Approving and Adopting Vallejo Street Garage Legal Documents and Recommending Authorization to Lease

This lease is being bid because Metropolitan Parking Corp., under the provisions of Section 27 of their lease, served six months notice on October 27, 1988 that they will vacate the garage by May 1, 1989.
After discussion, Resolution 1116 was adopted by following vote:
Ayes: Members Dickinson, Melara, Quaranta, Short, Singh

Resolution 1117 - Recommending Negotiated Lease of Commercial Space Located in the Moscone Center Garage with Outline Visual Communications

Resolution 1118 - Recommending Negotiated Lease of Commercial Space Located in the Moscone Center Garage with United Parcel Service

Director reminded that on April 25, 1986 bids for these commercial spaces were received and no leases were subsequently signed. Therefore, on June 16, 1986 the Board of Supervisors adopted Ordinance 254-86 authorizing the Director of Property to negotiate the lease of the commercial spaces at the Moscone Center Garage.

Harry Quinn of the Real Estate Dept., who negotiated these leases, explained that these have been very difficult spaces to lease because of the lack of commercial activity in the area and pedestrian traffic is very low. The commercial sites are on a mall in the middle of the block directly across from the Convention Center.

Outline Visual Communications deals with convention trade show cubicles and displays. They intend to use the site strictly for a showroom for their cubicle displays which sell for approximately $14,000 to $100,000. Their space will be open on an as need be basis. This space is 585 sq. ft. and will rent for $585 monthly for five years plus two five year options, with an annual increase of 5% per year.

United Parcel Service is going into a "competitive mode" with Federal Express and other express mail operations. They will try this operation on a year basis starting the first of the year. This space will be used for express mail delivery. There will be some commercial billing, with a large number of computers. Mr. Quinn has some concern over the computers and the security in that area, and has mentioned this to them because there have been some problems on the site. This space is 1,370+ sq. ft including dead space, will rent for $1,275 monthly for five years with two five year options, with an annual increase of 5% per year. There is a hold harmless clause in the lease.

There was lengthy discussion, primarily with regard to Member Singh's concern over the low rental. Included in this discussion were comments by Member Short that business retailers in the South of Market area have lacked demands for available space, including a merchant at 7th & Brannan that is on a lease of approx. $1 sq. foot. Mr. Quinn reviewed numerous attempts to lease these

spaces in the past, none of which resulted in signed leases. He also reminded that lessees will take these spaces "as is", which means they will have to put in their own tenant improvements, including electrical drop ceiling, air conditioning if needed, and any other necessary items. The costs will run between $7,000 and $14,000, which is a large investment for a small businessman. Most members felt that a low rental was better than none.

Director commented that these leases are in a unique situation in that the Board of Supervisors authorized the Director of Property to negotiate these leases rather than use the bid process. The City has leased the full building from the Parking Authority and, by Joint Working Agreement, we are operating that facility for the City. The Director indicated that he felt the Director of Property has the right to go straight to the Board with his recommended negotiated lease; but since we are managing the property for the City, the Director of Property felt the matter should come through us.

After discussion, vote was taken:

Resolution No 1117:
Ayes: Members Dickinson, Melara, Quaranta, Short
Abstain: Member Singh

Resolution No. 1118:
Ayes: Members Dickinson, Melara, Short
Noes: Members Quaranta, Singh

Joe Lumer, Five Star Parking - Review of Operation of Lombard Street Garage

Mr. Charles Wolk of Five Star handed out operating statements showing that Five Star Parking had sustained a net loss of $113,736.56 in the eleven month period they have operated the garage. He stated that part of this is attributable to a "mutual mistake", the anticipation of the Post Office renting the commercial space. It was not firmly committed in the proposal, but was generally stated in press releases. This has not occurred.

Mr. Lumer, General Manager of Five Star Parking, stated parking is an ongoing situation and must be addressed in a dynamic way. He said the garage opened December 10, 1987 and believes there has been some major progress made after a slow start. They had expected the Post Office to come in and generate quite a bit of direct and indirect traffic. He felt the garage has "a long way to go" and this is not the time to sit back and be complacent, even though there has been slow but steady improvement.

Mr. Lumer stated that daytime Monday through Friday the facility is still dramatically underused at less than 30% capacity, part of which is attributable to the Post Office not being there. Mr. Lumer again requested a monthly parking rate, to which he said there are three assumptions: First, the monthly parking would be available only to members of the Union Street Merchants Association and the Marina Merchants Association, their employees or owners of the various stores. This is meant to address the problem of commuters parking monthly and using public transit to other locations.

The second assumption is that monthly parking will be secondary to any short term needs, stating that the garage must be geared to the person who wants to go shopping in the area on a daily basis. The fact that it is 70% empty during the day means that there is an availability for something else. However, if the situation ever changes, then the monthly parking program should be cut back.

The third assumption is that this shall be a provisional pilot program, suggesting a six month period to be monitored by the Parking Authority. This would give time to see how the program is working and what effect it has on the garage. If, after six months, the Parking Authority believes that it is not to the general benefit of the City, the garage or the public, it can be cut bak or discontinued completely. If, however, they feel that the additional revenue generated warrants, it can be continued until such time as the garage is operating at 100% capacity.

Mr. Lumer suggested 50 monthly parkers at $95 per month for a six months trial period.

Chairman asked Director to respond to the first part of the Mr. Wolk's statement that it was implied in the bid documents that there would be a tenant in the ground floor that would presumably contribute to the use of the garage. Director stated that in the lease document itself the right was retained to not have seven stalls included for possible use by the Post Office. Mr. Wolk said that it was a positive statement that seven stalls may be used by the Post Office at no charge. Director emphasized may be used - we had no agreement with the Post Office then, we have no agreement with the Post Office now. But, it is a five year lease and we wanted to make sure that it was clear that we may have seven stalls that could be used by other than the operator, which is not unlike what we did at Performing Arts Garage, where we withheld 19 stalls for potential commercial space, which was ultimately built. That is the only place that the Post Office appears in the lease documents or the bid documents.

Mr. Norman Rolfe of SF Tomorrow urged that no changes be made in the lease.

After discussion, Member Melara made a motion, seconded by Member Quaranta, to recommend to the Board of Supervisors that they consider a monthly parking rate and a six month test, with the assumptions, in that it would only be available to those merchants in the area, and that short term parking take precedence over monthly needs, and recommend increase in enforcement. All in favor.

Approval of Parking Authority First Quarter Report
Unanimously approved.

9. Adjournment
Meeting adjourned at 4:20 PM.

Respectfully submitted,

Ray King
Director

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